

COUNTY OF SAN LUIS OBISPO

THE LAND USE AND CIRCULATION ELEMENTS
OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN

NACIMIENTO AREA PLAN

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ADOPTED BY
THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS
SEPTEMBER 22, 1980 - RESOLUTION 80-350

Revised January 1, 2003

COUNTY OF SAN LUIS OBISPO

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COUNTY OF SAN LUIS OBISPO

Amended

December 13, 1982	Ord. 2112
April 18, 1983	Ord. 2122
August 22, 1983	Ord. 2133
August 28, 1984	Ord. 2190
August 27, 1985	Ord. 2226
September 2, 1986	Ord. 2270
December 16, 1986	Ord. 2289
August 25, 1987	Ord. 2321
December 15, 1987	Ord. 2331
April 25, 1989	Ord. 2399
August 22, 1989	Ord. 2411
August 14, 1990	Ord. 2471
December 11, 1990	Ord. 2488
April 16, 1991	Ord. 2498
October 8, 1996	Ord. 2776
November 5, 2002	Ord. 2983

CHAPTER 1: INTRODUCTION

The Nacimiento planning area is adjacent to the north county line approximately 5 miles from the coast. Bounded by the western slopes of the Santa Lucia range, by Camp Roberts on the east, Monterey County on the north and the Adelaida planning area on the south, the center of the planning area is Lake Nacimiento, a reservoir constructed in 1960 by the Monterey County Flood Control and Water Conservation District. In 1990, the planning area was expanded westward to include the western slopes of the Santa Lucia Mountains easterly of the coastal zone.

The landscape surrounding Lake Nacimiento ranges in character from gently sloping savannah woodlands and meadows in the northeast sector of the planning area, to the rugged chaparral-covered terrain of the Santa Lucia foothills in the west, which provides a majestic, scenic backdrop for the recreational area around the lake. The planning area occupies 97,665 acres, or 153 square miles.

This report describes county land use policies for the Nacimiento planning area, including regulations which are also adopted as part of the Land Use Ordinance. This area plan allocates land use throughout the planning area by land use categories. The land use categories determine the varieties of land use that may be established on a parcel of land, as well as defining their allowable density and intensity. A list of allowable uses is in Article 2 of the Land Use Ordinance. The standards in Chapter 22.102 and the maps of this area plan also serve as the Heritage Ranch Specific Plan and the Oak Shores Specific Plan. The Lake Nacimiento Resort Specific Plan (1976) remains in effect in conjunction with adoption of the Land Use Element and will continue to be used to evaluate ongoing development with respect to the particular concerns addressed by the specific plan which are not covered by the Land Use Element.]

Specific development "standards" are included in Article 9 of the Land Use Ordinance (Chapter 22.102 - Nacimiento Planning Area) to address special problems and conditions in individual communities. These include standards for public services, circulation, and land use and provide criteria for detailed evaluation of development projects. The text of this report is for general planning guidance only and is not to be used as a basis for approval or disapproval of development or land division proposals. Careful reading of the standards in the Land Use Ordinance will assist creating projects that are consistent with adopted policies and regulations.

Proposed "programs" are also noted at the end of the chapters on public services (Chapter 3), circulation (Chapter 4), land use (Chapter 6), and combining designations (Chapter 7). Programs are non-mandatory actions recommended to be initiated by the communities through the county or other specified public agency, to work toward correcting local problems or conditions. They are also intended to support community objectives in implementing the general plan. Because many recommended programs involve public expenditures, their initiation will be dependent upon the availability of funding.

In addition to the land use categories and programs, one or more combining designations have been applied to specific areas. Combining designations identify potential natural hazards and locations of notable resources. The designations are shown on the maps at the end of this report. .

This report also initiates the use of the Resource Management System in this planning area. The report contains estimated population thresholds at the three levels of severity for the resources of water supply, sewage disposal, schools and roads.

A. FEATURES OF THE PLANNING AREA

Although Lake Nacimiento was created primarily for water conservation, flood control and replenishment of the Salinas River groundwater basin, it is one of the major recreational attractions of the Central Coast. 165 miles of shoreline and a maximum pool surface of 5,400 acres support swimming, boating, water skiing, and fishing. In response to problems associated with existing substandard development, and in recognition of the potential of entire Nacimiento area for major recreational facilities and second home communities, an area-wide general plan was prepared and adopted in 1972. The plan was prepared under the guidance of a bi-county area planning commission, with representatives from both Monterey and San Luis Obispo Counties. The Nacimiento/San Antonio General Plan emphasized preservation of scenic qualities, open space, watershed and limited agricultural activities. The area covered by that plan generally parallels the planning area boundary of the Land Use Element.

Existing development at Lake Nacimiento includes three major residential/recreational projects in various stages of completion, and several smaller scale, private recreation clubs and residential developments. The major projects constitute the "villages" of the planning area. Heritage Village includes both Heritage Ranch, a second home and recreation community originally planned for 6800 dwelling units, and Lake Nacimiento Resort, a complete resort facility, with 1500 campground spaces and day-use facilities. The resort is located on land owned by the Monterey County Water and Flood Control District. Oak Shores, a community intended primarily for retirement and second homes, originally planned for 4000 dwelling units on the north shore of the lake, is the second village. Specific plans were adopted to guide the continuing development of those projects.

In addition to the major projects, many individually owned and developed homesites are located along portions of the Nacimiento South Shore, as are several private clubs with vacation homes developed on acreages in common ownership. Similar North Shore developments include the Bee Rock area residences, Laguna Vista and the North Shore Boat and Ski Club. The land use recommendations of this document reflect the previously-adopted policies of the Nacimiento/San Antonio General Plan, The Heritage Ranch Specific Plan, Lake Nacimiento Resort Specific Plan, and the Oak Shores Specific Plan, but with important modifications.

While the potential of the Lake Nacimiento area as a significant recreational resource is obvious, ongoing recreational and residential development has been faced with major problems that have hindered attainment of that potential:

Divided or Joint Jurisdiction

The responsibility for providing public services in the planning area is divided among several agencies, some with over-lapping jurisdictions. As a result, no clear cut authority exists to administer services and implement solutions to problems. Overall responsibility for land use control is vested in San Luis Obispo County, but the lake itself and substantial surrounding acreages are owned in fee by the Monterey County Flood Control & Water Conservation District, including the land leased to Lake Nacimiento Resort. The interest of the Monterey County agency in the lake is essentially limited to fulfilling contractual obligations in support of Salinas Valley agriculture, without regard for the effect of operational practices on the recreational use of the lake. Public entities operating in the planning area are County Service Area No. 7 (serving Oak Shores and other north shore areas) and County Service Area 19, serving Heritage Ranch.

Conflicts Between Public and Private Use

The lake is dedicated to public use, yet lands surrounding the Lake are privately owned. Resulting problems include limited lake access, trespassing, and littering.

The north shore boat launching ramp is operated by Lake Nacimiento Resort, but was installed by the State and has in the past been required by the State to be kept open for unrestricted public use. The term of the agreement has expired, and the operator can make operational and physical changes.

The south shore boat launching ramp is controlled by Monterey County; users must enter through the Lake Nacimiento Resort gate and grounds, causing crowding and enforcement problems for the lessee.

Inadequate Public Services

Existing public services in the planning area are minimal and dispersed. Fire protection and police services lack adequate local base facilities and are without sufficient personnel. Community water systems are constructed in the three major developments and some of the boat clubs. Solid waste disposal is provided from outside the planning area. No medical facilities exist within 25 miles, and existing roads are inadequate for present peak use and projected traffic flow.

Limited Resources

Sources for suitable domestic water are mostly limited to the lake itself. Domestic water has also been found in scattered locations around the lake. 2,365 acre feet of San Luis Obispo County's annual Nacimiento water entitlement is allocated for use at Nacimiento. This allocation would not support all of the potential development around Lake Nacimiento.

Inequitable Financing

An equitable means of financing needed public services does not appear presently available. Most land in the area is privately owned, and services must be provided by landowners or by special districts; at present, the planning area tax base is limited.

B. RECENT PROPOSALS AND DECISIONS

In the Fall of 1978, the Monterey County Flood Control and Water Conservation District announced plans to seek Public Utilities Commission approval of a hydroelectric generating plant at Lake San Antonio Dam. That project will affect Nacimiento because it would be accompanied by construction of a low level tunnel between the two lakes to maintain a consistent water supply for power generation at San Antonio. The tunnel would balance the volume of water in storage in both lakes, which is now unequal because of the greater area of the Nacimiento watershed causes that lake to fill more quickly than San Antonio (with its significantly smaller watershed). That disparity, along with poor water management, supposedly necessitates more frequent releases of water from Nacimiento to maintain flood control capacity, and the water is lost downstream. At the same time, the greater storage capacity of San Antonio is infrequently filled. The proposed tunnel might support power plant feasibility by extending the period of San Antonio releases over more of the year. It has also been represented that the project would support moderation of Nacimiento water levels because the tunnel would flow both ways. That arrangement supposedly would enable Nacimiento excesses to be theoretically stored in San Antonio during the

rainy season and transferred back to Nacimiento in the dry season, to the extent that the water would not be required for power generation. Unfortunately, the actual effects of the tunnel on downstream fish habitats and recreation at Nacimiento, with the transfer of water from one streambed to another miles away, will remain speculative until an environmental impact report is prepared and operational policies are defined.

On July 17, 1979, the Board of Supervisors directed the planning staff to substantially revise the land use allocations for the major developments at Oak Shores and Heritage Ranch. That directive occurred in recognition of the limited water resources available to support development at the lake, and the limited capacity of the lake surface to accommodate unconstrained increases in boating. The basis for revision to the former land use policies adopted in the Heritage Ranch and Oak Shores specific plans was determined to be the current ceiling on the allocation of "county" water to development around the lake. That allocation totals 2,365 acre feet annually, with 1,100 acre feet each apportioned to Heritage Ranch and 1,100 acre feet for Oak Shores. The remaining 165 acre feet is reserved for use by smaller projects.

Since the board's directive, water use statistics for Heritage Ranch and factors affecting water consumption have been reviewed, and have demonstrated needs for reduction in Oak Shores and Heritage Ranch density allocations and project boundaries. Development densities assigned to Oak Shores and Heritage Ranch thus reflect the potential number of units that could be served by the existing water allotment of 1,100 acre feet per year to each of these major developments. Because of modifications to land uses and densities for Oak Shores and Heritage Ranch, the 1974 Oak Shores Specific Plan and the 1972 Heritage Ranch Specific Plan have been superseded in the resolution for adoption of the Land Use Element. The Land Use Element also serves as the specific plan for Oak Shores and Heritage Ranch under Section 65450 et. seq. of the Government Code. Future development will be directed by the policies, programs, standards and maps of the Land Use Element.

The 1976 Lake Nacimiento Resort Specific Plan is incorporated into this Land Use Element by reference. Future development within this project must conform to the adopted specific plan. The Land Use Element also includes additional programs and standards that may apply to the project. If there are conflicts on land use issues between the specific plan and the LUE, the Land Use Element controls.

The land use patterns described in this document reflect changes in county development policies for Lake Nacimiento. The principle effect of those changes will be to reduce the total of new residential development in the planning area during the term of this plan. Other problems unrelated to domestic water availability still need resolution.

C. ADDRESSING PLANNING AREA PROBLEMS

Resolution of identified problems in the Nacimiento planning area cannot be accomplished by any simple means or single agency. The complexities of regulation by two counties, the provision of limited services by two county service areas, and the fact that a basis for administering and delivering public services is lacking in most of the planning area demand a series of interrelated solutions to area problems. While some of the following suggested measures are not critical in matching the rates of growth and development with available services, most are high priorities.

1. The Board of Supervisors should petition the governing board of the Monterey County Flood Control and Water Conservation District to provide Lake Nacimiento with a level of operational service (and funding resulting from user fee revenues) equivalent to that provided San Antonio Lake, to optimize the safe recreational use of both lakes.
2. Initiate negotiations between Monterey and San Luis Obispo Counties' Board of Supervisors to review and reconcile the operating policies of both lakes. The discussions should focus on the following issues:
 - a. Releases from both lakes should be permanently programmed and timed to maintain fish life in rivers below the dams beyond the time when diversion of the San Luis Obispo County allocation is required for other uses.
 - b. Both counties should assume dual responsibility for the maintenance of downstream fish and wildlife, particularly in the Nacimiento River.
 - c. The Flood Control District should minimize the outflow of late spring water to prolong the summer recreational use of Nacimiento Lake.
 - d. The San Luis Obispo County water allocation might be considered as a supplement to the minimum pool until required for domestic uses in order to ensure optimum recreational use of Nacimiento Lake.
 - e. Flood control waters should be released for purposes conservation only after year-end rainfalls, only as needed to maintain water levels required by the district at the designated station points, and should be restudied with an effort to hold a higher lake level.
3. Water provided development on lands now owned by Monterey County, or provided to their concessionaires for recreational uses, is not to be part of the San Luis Obispo County entitlement.
4. Negotiate an agreement with Monterey County to obtain road rights-of-way and improvements through lands owned by the Monterey County Flood Control and Water Conservation District.
5. Establish a bi-county administrative agency for the provision of public services and facilities, including roads, utilities (such as police and fire protection, medical services), and lake use (such as boating permits, launching facilities, maintenance of an equalized pool level between San Antonio and Nacimiento Lakes).
6. The cost of ongoing planning efforts in the Nacimiento area as well as the cost of providing needed services and improvements must be borne primarily by the population of the area, both permanent and transient.
7. Monterey County should increase the San Luis Obispo County 17,500 acre-feet entitlement if the proposed tunnel project is approved.

The foregoing measures would affect only present areawide problems. Specific, localized issues related to development are detailed in the following chapters on Public Facilities and Services, Resource Management, and Land Use. As indicated in those chapters, the planning area has been characterized by widespread development without concurrent attention to the provision of essential services. Within that context, it is clear that population growth and development cannot continue unless decisions are made regarding local service needs.

CHAPTER 2: POPULATION AND ECONOMY

Prior to the creation of Lake Nacimiento, the population of the planning area was widely dispersed, with most residing and employed on farms and ranches. A special census in 1976 indicated that less than 1% of household heads in the planning area were employed in agriculture. The permanent population of the planning area was 271 in 1976, while housing units totalled 632 (based on pre-1990 planning area boundaries). Though future residential development is anticipated to continue to be oriented primarily toward second homes, a modest continuing increase is expected in permanent residents; primarily the retired. Use of homes in the area for leisure activity is reflected in the 80% residential vacancy rate during the winter months.

Despite the rugged terrain of most of the planning area and the concentration of recreational activities at the lake, the economy of the region surrounding Lake Nacimiento remains based upon agriculture. Grazing is the primary agricultural pursuit, though some dry farming occurs in limited areas. Commercial activities around the lake are mostly visitor-serving, and oriented toward peak use periods. While the role of recreational and visitor-serving commercial activities will experience gradually increasing importance in the planning area economy as development around the lake intensifies, the planning area is unlikely to develop a discrete employment base within the term of this plan.

Table A contains population projections for the planning area. Due to the small number of people and the seasonal nature of the population, individual population projections are not made for either the Oak Shores or Heritage Village areas. For comparison, Table B contains the projected population absorption capacity which is the potential planning area population resulting from unconstrained growth and fully-occupied development to the maximum permitted in each land use category (Framework for Planning offers a more detailed discussion of absorption capacity).

It is not possible to accurately project future population growth for the Nacimiento planning area because of its small population and the seasonal or recreational nature of the population. Future growth in the area is based primarily on migration, which bears little relationship to local economic conditions.

Table A contains population projections based on 4%, 8% and 10% annual growth rates. The 4% projection is a simple extrapolation of the 1970-1979 average growth rate. This is nearly double the total growth projection of 2% for the entire county between 1980 and 1985. The 10% growth rate is a high figure based on sustained growth patterns similar to the late 1979's.

The absorption capacity figures in Table B are estimates based on permanent occupancy of the residential units in the planning area. However, since the planning area is also a major recreational attraction, the absorption capacity could be increased by as many as 30,000 under peak weekend conditions (estimate from previous Lake Nacimiento-San Antonio General Plan). This could result in as many as 55,000 to 60,000 people being in the planning area under maximum peak conditions.

TABLE A POPULATION PROJECTIONS NACIMIENTO PLANNING AREA		
Year	Population of Planning Area	Percentage of Total County Population
1989	1,918	.90
1990	2,076	.93
1995	2,618	1.00
2000	3,186	1.07

TABLE B ABSORPTION CAPACITY ¹ NACIMIENTO PLANNING AREA				
Land Use Categories	Rural Area	Heritage Village	Oak Shores	Total
Agriculture	1,036	-	-	1,036
Rural Lands	900	-	-	900
Residential Rural	1,087	705	-	1,792
Residential Suburban	-	-	-	-
Residential Single Family	-	16,477	5,810	22,287
Residential Multi Fam. ³	-	11,213	576	11,798
ABSORPTION CAPACITY ²	3,023	28,395	6,386	37,813
Existing Population 1989	*	*	*	1,918
POTENTIAL ADDED POPULATION	-	-	-	35,895

* Data not available.

Notes:

1. Theoretical maximum permanent population at build-out, by land use category; calculations based on 80-acre minimum parcel size for Agriculture and Rural Lands.
2. Assumed occupancy 2.3 persons per night.
3. Based on low-intensity development, maximum 15 units per acre.

CHAPTER 3: PUBLIC FACILITIES AND SERVICES

In recognition of the critical need for dependable public services and infrastructure in the planning area, the Public Service and Facilities Element of the Nacimiento General Plan was produced in 1973 to define future service needs and to set standards for sewage disposal and water distribution facilities, solid waste management and surface drainage. The policies of that previous document are generally incorporated into this area plan, but with changes based on modifications to the land uses originally anticipated in the previous report.

Appropriate levels of service for urban, suburban and rural areas are discussed in Chapter 4 of Framework for Planning ("Service Considerations"). The following sections discuss service concerns directly affecting the Nacimiento area.

A. SPECIAL DISTRICTS

Urban-type services are provided in the planning area by two county service areas (CSA-7 and 19) with specific zones of benefit; by a number of minor special districts; and by public facilities located in the city of Paso Robles or other distant urban centers. CSA-7 provides sewage service in Oak Shores, while CSA-19 provides sewage, water and drainage services in Heritage Ranch. Both service districts are also authorized to provide additional services as needs arise. Several special districts also serve the planning area: San Miguel Cemetery District, Adelaida Cemetery District, Cambria Public Cemetery District, Cambria Community Hospital District, and the Las Tablas Resource Conservation District.

Many public and community services are presently provided from outside the planning area. Police service originates from the County Sheriff's substation in Atascadero. Schools are located in San Miguel, Paso Robles and Cambria. Fire protection is provided from California Department of Forestry stations in Monterey County, south of Paso Robles, Cambria, and during the summer months from the nearby Las Tablas Station at Chimney Rock Road and Cypress Mountain Drive (in the Adelaida planning area). Ambulance service is provided by a private firm in Paso Robles, and the nearest hospital is in Templeton, approximately 25 miles from the central portions of the Nacimiento planning area.

B. UTILITY SERVICES

Water Supply

The county of San Luis Obispo has an annual entitlement to 17,500 acre-feet of Nacimiento water from the Monterey County Flood Control and Water Conservation District, of which 2,500 acre-feet was reserved for use in the Lake Nacimiento area. The Board of Supervisors subsequently allotted 2,365 acre feet to development around the lake. That allotment was further distributed by the policy decision to set aside 1,100 acre-feet each for Oak Shores and Heritage Ranch, with the remaining 165 acre-feet reserved for subsequent contracts with various boat clubs and other users. The reason for limiting total lake development allocations was to retain the remaining 15,000 acre-feet of the county entitlement as a supplemental water supply for other county communities. A bond measure for financing the Nacimiento Water Supply Project to convey water to many county communities was placed on the November 1974 election ballot and was defeated; however, that water entitlement remains available for future use outside the planning area. At present, the Oak Shores and Heritage Ranch developments have

contracted for 390 and 475 acre feet of lake water, respectively. Water for Lake Nacimiento Resort is obtained from a well located below the dam and is not part of the San Luis Obispo County 17,500 acre-foot entitlement, because the resort site is owned by the Monterey County Flood Control and Water Conservation District. Since the two villages and the boat clubs are the only areas of the lake with community water systems, continuing development of individual lots outside the villages depends upon new water systems being provided.

It is difficult to determine whether "second homes" at Lake Nacimiento will actually remain part-time residences. For purposes of long range planning, these homes have been considered potential permanent residences. Based on a review of actual water consumption at Heritage Ranch at the present time for a sample of occupied units, the county Public Works Department estimates that permanent residences could be expected to use 0.299 acre-feet of water per unit per year. A 15 percent safety factor would increase consumption to 0.344 acre-feet per unit per year.

A variety of residential types are proposed for residential development at Heritage Ranch. The Land Use Element uses 0.344 acre-feet per unit per year as the projected water consumption rate to determine the number of residential units that could be allowed at Heritage Ranch (a consumption rate of 0.029 acre-feet per unit per year is applied to recreational vehicle units at Heritage Ranch). Land uses and densities proposed at Heritage Ranch are based on these projected water consumption rates.

Further availability of water for private development depends mainly on the willingness of the county to contract additional portions of its water allocation, and the financial feasibility of constructing water delivery systems. If other reliable water sources are found, they could also support future development at Oak Shores, Heritage Ranch or other developments around the lake.

The 1,100 acre-feet allocated to Heritage Ranch would enable maximum development of 4,000 units including R.V. sites (existing), condominiums, mobile homes and single-family residences. This would allow for an overall vacancy rate and seasonal occupancy of approximately 26 percent. In addition to residential uses, development will include a complete commercial village center, tourist facilities, dude ranch, and various recreational facilities. Water consumption by non-residential uses will be determined on a case-by-case basis as the uses are developed and the water use measured. In any event, these uses are to be included in determining the total project water demand.

There remains concern about future water consumption as Heritage Ranch continues to develop. The existing water system can supply approximately 1,200 dwelling units. Before each new phase of Heritage Ranch is approved for construction, existing water use will be evaluated together with estimated use for each new phase, and cumulative effects on the total water allocation. Figures showing the total amount of water being used at Heritage Ranch should then be supplied to the county at the time the Land Use Element is to be reviewed each year. If actual use reaches 1,100 AF per year, a moratorium would be placed on further Heritage Ranch development (regardless of how many units or other uses have actually been constructed), to remain effective until other water sources are developed to meet additional water needs. Conversely, if other water sources become available to Heritage Ranch, or it can be justified based on water allocation or actual historical consumption that additional units (over and above 4,000) can be supported by existing supplies, the 4,000 unit limitation should be re-examined.

The 1,100 acre-feet allocated to Oak Shores should be enough water to allow development of a maximum of 1,786 residential units and commercial and recreational amenities proposed in the plan. A more conservative water consumption rate of 0.61 acre-feet per unit per year is estimated to more correctly reflect potential full-time

residency rather than seasonal occupancy. Water lines are in place to serve the existing recorded lots. However, the local water company has been experiencing management difficulties that will need to be resolved if more units are to be served in the future. To assure that future development proceeds within the available water resources, the monitoring procedure described for Heritage Ranch will apply to Oak Shores as well; a development moratorium would be enacted if annual water use reaches 1,100 acre-feet.

Because of the limited county water entitlement for Lake Nacimiento it is essential that any development proposed on land owned by Monterey County be supplied water only from the Monterey County share of Nacimiento water. For this reason, previously-discussed water consumption factors have not been applied to Lake Nacimiento Resort--water for this project is supplied by Monterey County and is not included in San Luis Obispo County's allocation.

Sewage Disposal

Most soils in the planning area have a limited capacity to absorb sewage effluent (Source: Soil Conservation Service). As a result, community sewage treatment systems are required for all new developments with a density of more than one dwelling unit per 2-1/2 acres, as well as for day use areas, recreational vehicle parks, and other intense uses. The rural portions of the planning area are sparsely populated and must rely on individual septic systems. Septic tanks in the Lake Nacimiento and Lake San Antonio watersheds are acceptable only where their use would not degrade the quality of the lake, streams or groundwater supplies. Treatment plants and septic systems must meet the requirements of the Regional Water Quality Control Board as well as the standards specified at the end of this chapter. Sites have been reserved outside the Lake Nacimiento watershed for disposal of treated effluent from Lake Nacimiento Resort and Heritage Ranch in accordance with requirements of the Regional Water Quality Control Board. For Oak Shores, the reduced development level has eliminated the sewage disposal site previously proposed in the 1974 specific plan for the Lynch Flat area (outside the Lake Nacimiento watershed). The existing sewage treatment plant and disposal area are not sufficient to serve the potential 1,786 units. Sewage disposal acceptable to the Regional Water Quality Control Board will have to be provided.

Solid Waste Disposal

Refuse disposal is provided by a private collection company based in San Miguel. The nearest disposal site is the Paso Robles Landfill, though a number of illegal dumps have been developed over the years at various locations in the planning area, partly as a result of its remoteness. Inappropriate dumping of wastes in rural areas is a continuing problem. In order to avoid contamination of the lake, all illegal dumping should be abated and rural refuse container stations established.

A future landfill site has been reserved in the eastern portion of the Heritage Ranch development east of Lake Nacimiento Drive. The county owns the site. The previous Heritage Ranch Specific Plan called for the developers of Heritage Ranch to operate the facility; however, the previous Conditional Use Permit expired without the site ever being utilized. The landfill site is not centrally located for the planning area. An alternative site should be found and the Heritage Ranch site should then revert back to the developer. Operation of a landfill should be under the direction of a consolidated county service area.

C. EMERGENCY AND SOCIAL SERVICES

Police Service

The County Sheriff patrols the Nacimiento area from the Atascadero substation. Response time in the planning area is inadequate because of the large service area and distance from the substation. Lake Nacimiento Drive is patrolled by the California Highway Patrol on holiday weekends; the CHP also responds to individual emergency calls. During the summer two Monterey County Parks Department rangers and two San Luis Obispo County Sheriff's Deputies patrol the lake by boat. One Monterey County ranger is on full-time duty at the lake during the winter.

Resort crowds generally necessitate more intensive police patrolling than is usual in year-round communities. The administration of Lake Nacimiento Resort estimates that one deputy per 400 visitors is necessary to assure a safe and well organized campground. To meet that need, the resort utilizes reserve deputies from the Atascadero substation, who are able to perform all the duties of a regular law officer. If necessary, they may leave the resort if police related problems arise in the area.

Fire Protection

Because of the dry summer climate, highly flammable vegetation and rugged terrain, fire hazard in the lake area is high and fire control is difficult. Increasing recreation users will intensify that hazard in developed areas, as well as along the miles of shoreline accessible by boat.

Fire protection for the Nacimiento planning area is provided by the California Department of Forestry. The CDF serves primarily from the station south of Paso Robles, from the Las Tablas station during the summer, from Lockwood (in Monterey County), and from Cambria in the western edge of the planning area. Though the primary responsibility of the CDF in the Nacimiento area is the control of brush and forest fires, they are under contract with the county to also combat structural fires. The CDF air tanker squadron based at the Paso Robles airport responds to forest and brush fires in remote areas.

In addition to fire protection provided by the state and county, separate volunteer fire companies serve Heritage Ranch and Oak Shores. Approximately 15 state-trained volunteers and two operating fire trucks based at each station. Area fire protection would be more efficient and responsive if the volunteer companies were organized into a unified area system administered by a county service area. A future fire station site has been reserved within the Oak Shores village reserve line (shown on the combining designations map in Chapter 7). Similarly, fire services would be included at the government and emergency services center proposed to be located near the intersection of Lake Nacimiento Drive and Heritage Road extension in Heritage Ranch.

Emergency Medical Service

Ambulance service is provided by a private firm located in Paso Robles, with the nearest hospital located in Templeton. Response time to the east side of the lake is 20 to 30 minutes. First aid is also provided by the Oak Shores and Heritage Ranch volunteer fire companies, and the lake patrol boat has first aid equipment and can assist in transporting injured. In addition, the western-most portion of the planning area is included in the Cambria Community Hospital District, which operates a clinic and provides ambulance service. The excessive response times and the need to administer to people injured on the lake are major concerns. An ambulance and emergency medical station should be located at Lake Nacimiento Resort with a staff member trained to give emergency medical care. Ambulance and emergency medical services should also be incorporated into the proposed government and emergency services center proposed in the Heritage village, to serve the Nacimiento and San Antonio areas. Such a facility is needed because of the extent of active recreation, as well as the large number of retired persons in the area.

Human Services

All offices providing human services (i.e., counseling, mental health, welfare, family planning) to residents in the Nacimiento planning area are located either in Paso Robles, Atascadero or San Luis Obispo.

Schools

The Nacimiento area is served primarily by both the San Miguel School District and Paso Robles Joint Unified School District. In addition, the western-most portion of the planning area is included within the Coast Joint Union High School District. No schools presently exist in the planning area. The San Miguel Joint Union School District has recently petitioned the county Board of Supervisors to transfer title for the school site in Heritage Ranch to the district. The county should also work with school districts serving the Nacimiento area to adjust school district boundaries so that children residing in the area can attend local schools, rather than having to be transported to San Miguel or Paso Robles area schools.

Library

The Nacimiento planning area is served primarily by libraries in the nearest urban areas, though a small volunteer library exists in private facilities at Oak Shores. The city of Paso Robles has an independent library system and the nearest county libraries are located in Atascadero and San Miguel. Atascadero library is proposed to be expanded to serve the entire North County. The existing county bookmobile program should be expanded to serve the Nacimiento planning area in the future.

Government Center

Public facilities in the Nacimiento planning area should be grouped together in a location which is central and accessible from all parts of the planning area. A centralized facility could serve as a focal point for the entire planning area and provide a high visibility governmental presence in an area of high visitor usage with its attendant potential for vandalism, criminal offenses, traffic and recreational accidents. An appropriate location for a government and emergency services center would be on the west side of Lake Nacimiento Drive, north of the proposed extension of Heritage Road. A consolidated center would include (Amended 1983, Ord. 2133):

1. Emergency medical services.
2. County service area administrative office.
3. Sheriff (on a seasonal basis)
4. Fire station.
5. Visitor information.

The permanent population of the planning area is not likely to justify such a government center for at least five years. However, emergency response time problems suggest a clear need for a minimum facility in the short-term, which could be later expanded. This interim facility should be located near the intersection of Lake Nacimiento Drive and the proposed extension of Heritage Road where the future government and emergency services center is proposed (Amended 1983, Ord. 2133).

D. PUBLIC RECREATION SERVICES

Nacimientto is unique among the planning areas in that recreational activities and continuing residential development in the lake vicinity are highly interrelated. This plan proposes a variety of recreational facilities and services. However, existing problems created by peak use (exceeding the safe capacity of the lake for mixed boating) necessitate orienting new recreation facilities toward resolving current problems rather than encouraging additional use.

Rural Areas and Lake Surface

Because of present recreation demands, facility management programs significantly more effective than present practices must be established in conjunction with any new recreational development. Additional over-use resulting from ineffective management would only increase environmental deterioration through erosion, destruction of vegetation, inadequate treatment of sewage effluent and vandalism. Such problems have the potential to become particularly widespread because the period of greatest use of the lake is the dry summer, when vegetation is most fragile.

Two means of discouraging over-use would be limiting the number of users, and the careful location of recreational facilities with respect to both their intensity and the sensitivity of proposed sites. Locations for proposed recreational facilities are indicated on Figure 3-1. Table C identifies the appropriate density and size of camping and picnic facilities.

TABLE C RURAL AREA CAMPING AND PICNIC FACILITIES ³				
Type	Sites	Density ¹	Site Size ²	Rural Units
Primitive Campground	10	4	2.25	90
Fully Equipped	5	10 (RV)	8.50	425
Campgrounds	and/or 4 (Tents)		21.25	
Group Camp	1		100.00	
Cabin Areas	2	6	11.00	132
Picnic Areas	3	8	12.50	300

Notes:

1. Density in camping units/acre.
2. Size of campground site in acres.
3. Exclusive of camping facilities in the village area.
4. See Figure 3-1 for general locations.
5. These units would accommodate only a portion of the potential estimated 30,000 seasonal weekend population for the combined Lake Nacimientto - Lake San Antonio area.

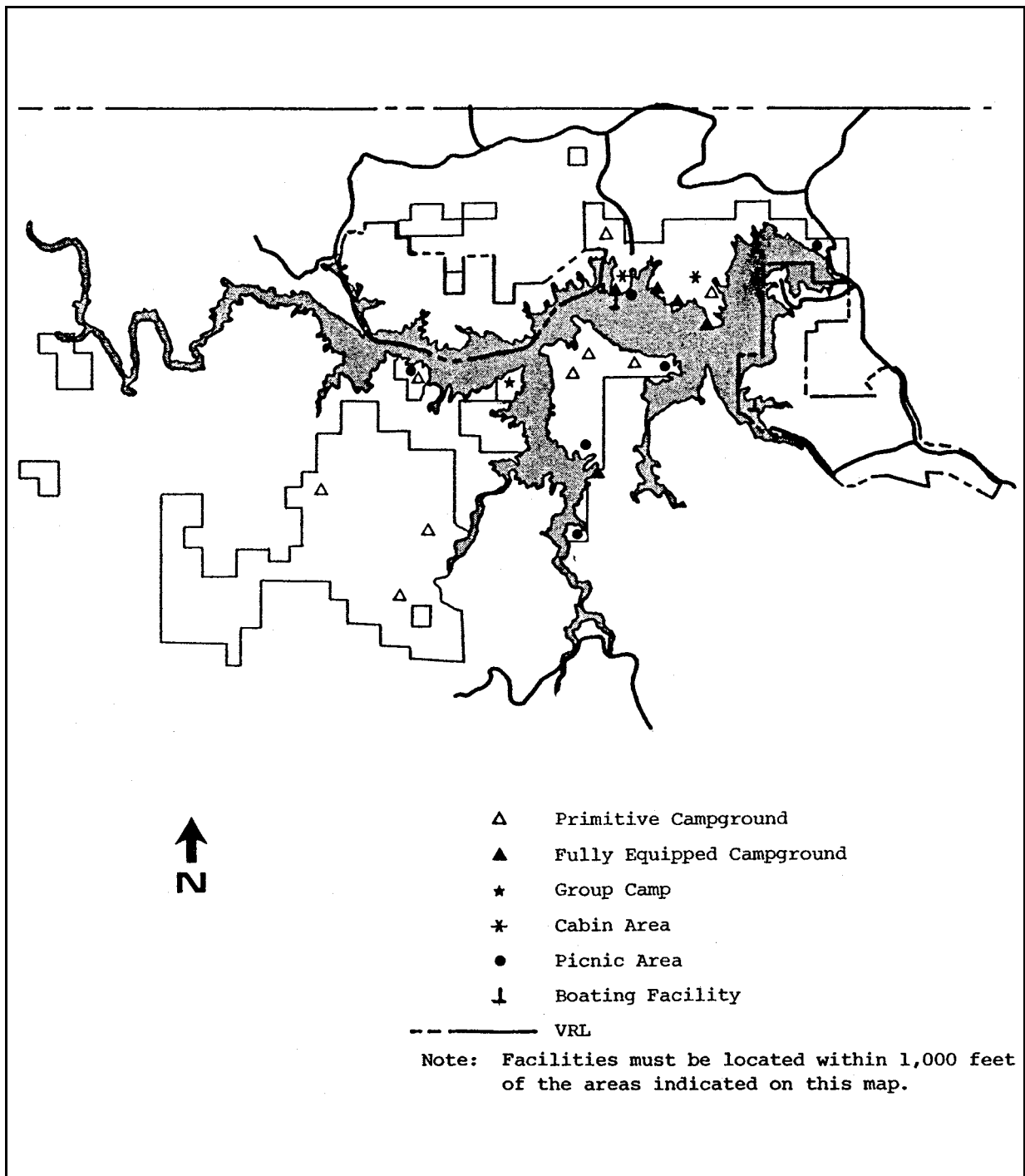


Figure 3-1: Proposed Recreational Facilities - Lake Nacimiento

Regarding numbers of Lake Nacimiento users, it appears that lake capacity is exceeded during peak use periods. The California Departments of Parks and Recreation and Navigation and Ocean Development recommend one boat per four to five acres of pool area as the optimum density for mixed use lakes. A mixed use lake is one where high speed boating, water skiing, fishing and sailing are all permitted. Therefore, the optimum number of boats simultaneously using Lake Nacimiento would be 1,080 at the maximum pool surface of 5,400 acres. The appropriate number of boats varies in proportion to the pool surface at different dates during the boating season.

Monterey County records suggest that state-recommended boat capacities may have been exceeded on the lake in July and August 1978. It is apparent that continuing development around the lake will increase the need for a system for limiting the number of boats permitted on the lake to prevent injury and loss of life. While the improvement of emergency services in the planning area would greatly benefit lake users, accident prevention is a more desirable and less costly approach. While Monterey County owns the lake surface and presently collects boat fees, permits are sold without limitation, and permits purchased at San Antonio may be used at Lake Nacimiento. A permit system which would limit permits sold, and a rate structure requiring higher fees on heavy use days could be utilized to inhibit hazardous levels of use. The establishment of such a system would require the cooperation of both San Luis Obispo and Monterey Counties.

At present, boating fees collected at Nacimiento are placed in a combined budget for both San Antonio and Nacimiento Lakes. It is therefore not clear what proportion of fees collected at Nacimiento are returned in the form of services provided. A more specific budget should be prepared for the lake to cover administrative costs and other expenses shared by both lakes, with clear definition of how revenues and expenses are apportioned. Such a budget would support Nacimiento receiving an equitable share of revenues to provide services. Since the administration of the present fee system is by the Monterey County Parks Department, any changes to the system would require the concurrence of Monterey County.

E. PLANNING AREA SERVICE PROGRAMS

Programs are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the county should be based on consideration of community needs and substantial community support for the program and its related cost.

The following public service programs for the Nacimiento planning area are grouped under general headings identifying the service they each address.

Administration

1. **Administrative Agency.** San Luis Obispo and Monterey counties should establish a joint powers administrative agency to provide public recreation services and facilities, lake use administration and budgeting, and flood control operations.
2. **Consolidated Service Area.** The county should work with CSA 7 and 19, area property owners and LAFCO to establish a consolidated county service area to provide road construction and maintenance services, solid waste collection and disposal, septic tank maintenance, fire and police services.

3. **Priority System.** The consolidated service area should set priorities for administrative and implementation programs so that they may be operative and ready to carry out public service functions at critical development levels.

Fire Protection

4. **Fire Fighting System.** The county fire department should organize the Oak Shores, Heritage Ranch, and Lake Nacimiento Resort volunteer fire companies into a county service area unified system.
5. **Increased Protection.** The county should work with the California Department of Forestry and South Shore area property owners to increase fire protection services from the existing CDF station at Chimney Rock. Consideration should be given to year-round service, with additional equipment or a new volunteer fire company.

Recreation

6. **Boat Permit System.** Monterey County should establish a new boat permit system to effectively control the number of boats on the lake to one boat to four acres of lake surface.
7. **Operational Budget.** The county should work with the Monterey County Flood Control and Water Conservation District and Monterey County Parks Department to establish a separate operational and administrative budget for Lake Nacimiento, to insure that the lake receives its share of revenues generated at the lake.
8. **Visitor Information Center.** The consolidated county service area should develop a visitor information center along Lake Nacimiento Drive near the Nacimiento Dam. It could either be in conjunction with the service station proposed in Lake Nacimiento Resort, or with the proposed government and emergency services center on Lake Nacimiento Drive near the intersection of Lakeview Drive.

Solid Waste Disposal

9. **Collection Station.** The county should establish rural refuse collection stations on Lime Mountain Road near Franklin Creek, and at the south end of Bee Rock Road.
10. **Sanitary Landfill.** The county Health Department should work with the developer of Heritage Ranch to find a site more centrally located to the planning area for development of a sanitary landfill. The existing county-owned site east of Lake Nacimiento Drive should then revert back to the Heritage Ranch developer. Operation of a landfill should be administered by a consolidated county service area.

Special Districts

11. **Zones of Benefit.** The county should work with property owners and LAFCO to establish zones of benefit administered by a consolidated service area to provide road construction, septic tank maintenance, and solid waste disposal for the south shore of Lake Nacimiento, including:
 - a. Properties designated Residential Rural;
 - b. Properties designated Recreation.

12. **Boundary Adjustments.** Property owners should work with LAFCo to amend the boundaries of CSA #7 to reflect the boundary of the Oak Shores village area.
13. **County Service Area Expansion.** If needed services for Lake Nacimiento Resort and the South Shore area are not provided by developers, the county should work with affected property owners, developers and LAFCO to provide needed services through County Service Area 19.

Water Supply

14. **Use of Lake Water.** The county Health Department should identify properties taking water directly from the lake for domestic purposes without proper treatment. The practice should be terminated and water lines, pumps and other equipment for lake water use should be removed.
15. **Water Allocation.** It is the policy of the county that water for development on land owned by Monterey County (including that provided to its concessionaires for recreational use) shall not be supplied from the San Luis Obispo County allocation of lake water.
16. **Water Reclamation.** If effluent reclamation meets state requirements for reclaimed water and returns water to the Nacimiento River, an arrangement may be negotiated to allow equivalent amounts of water to be taken from reservoir supplies.

For Oak Shores and Heritage Ranch:

17. **Water Use.** If total water use reaches 1,100 acre feet per year, a moratorium should be placed on further development within the affected project (1,100 acre feet is the entitlement to each development). The moratorium should be enacted regardless of how many units or other allowable uses have actually been developed, and should remain in effect until other suitable water supplies can be provided to meet the additional water needs.

School Districts

18. **Boundary Adjustments.** The county should work with the school districts serving the Nacimiento Planning Area to adjust school district boundaries so children residing in the area can attend local schools.

CHAPTER 4: CIRCULATION

The circulation system of the Nacimiento planning area is essentially a limited network of rural roads which has received localized upgrading over the years as increasing traffic volumes have exceeded the safe capacity of specific routes. Increasing traffic has resulted from both new residential development in the planning area and increasing recreational use of Lake Nacimiento. The rate of road construction and upgrading has not always kept pace with local needs. As a result, the programs and standards of this planning area include provisions for the construction of access to new development projects at specific improvement standards, as well as provisions for upgrading existing routes. Transportation in the Nacimiento planning area will likely always be automobile-based; however other routes for transportation such as hiking trails and bikeways, will also be components of the areawide circulation system.

A. ROADS

Nacimiento Drive and Interlake Road are the major arterials providing access to and through the planning area. In the southern portion of the planning area, Nacimiento Drive connects to Adelaida Road outside of Paso Robles; on the north it connects to Monterey County Road G-14, and on to U.S. 101 at Bradley. Interlake Road intersects Nacimiento Drive south of the county line and continues north around Lake San Antonio to the Bradley-Jolon Road at Lockwood.

Identified problems with the existing road system of the Nacimiento planning area are most significant with respect to the peak-period congestion of Nacimiento Drive, and the substandard and confusing parcel access network on the south shore of the lake. Nacimiento Drive frequently becomes dangerously congested during peak-use summer holiday weekends, particularly over Godfrey Grade between Chimney Rock Road and Heritage Ranch, and has been recommended for improvement from Paso Robles to the lake. The existing south shore access network is a chaotic array of competing road systems lacking dedicated rights-of-way and improvements along their entire lengths. Inadequate roads, in part, have caused the County to deny land division applications in this area. In order for the area to develop to its maximum potential (in accordance with the standards for land divisions and other standards in the Land Use Ordinance) the southern portion of Running Deer Road and the proposed alignment of Lakeview Drive should be improved to the recreation collector standard.

The maps of this Land Use Element show functional classifications of major existing roads in the planning area. Improvements will be required with proposed land divisions by the county Real Property Division Ordinance and by planning area standards. The following is a listing of the major proposals of the circulation plan. These and other improvements are shown on the plan map; the order does not imply any priority.

Arterials

Lake Nacimiento Drive and Interlake Road - These roads (portions of which are designated as State Scenic Highways) are intended to be upgraded to the Recreational Arterial standard to increase capacity for accommodating existing and future traffic volumes. Nacimiento Drive is scheduled to be improved from Paso

Robles to the lake. Those roads should be improved to the recreation arterial standard, and where topography allows, they should be constructed as four lane parkways through the village areas. Financing improvement to these roads should be based on user-revenues obtained through an assessment district, of the consolidated county service area, or from a financial pool maintained by the developers, rather than being general county expense.

Collectors

Lakeview Drive - This proposed road would eventually encircle Lake Nacimiento, traversing Heritage Ranch, Oak Shores and the South Shore area on both existing and future alignments. Since completion of the route is not foreseen within the term of this plan, the proposed roadway is not shown on the maps in this plan (see previous Lake Nacimiento/San Antonio General Plan for general location). Present road alignments included in the route are Lake Nacimiento Drive, existing portions of Lakeview Drive, Running Deer Road, Oak Shores Drive and Bee Rock Road. Though planning area growth rates indicate that the greatest needs for the entire Lakeview Drive loop system will not be experienced with the term of this plan, construction of this road should be based on a combination of user-generated revenues and as requirements of developments. Maintenance responsibilities should be assumed by the County when the road is opened for through public circulation.

An issue relating to the construction of Lakeview Drive is the present status of that route as a private road within Heritage Ranch. In June, 1972, the original developer of Heritage Ranch executed an agreement with the County that designated Lakeview Drive a private road for a period of six years, at the end of which the road would become part of the County public road system. A gatehouse and guard which restricted entry for all but Heritage Ranch residents, enforced the private road status for that six year period. On December 26, 1978, the Board of Supervisors allowed the gatehouse to be retained for an additional five years (until December 1983) or until the Board of Supervisors determines that the road is needed for circulation and accepts it into the county system under the presently existing offer of dedication.

A similar situation exists for Lakeview Drive through Oak Shores. This road will remain private until needed for areawide circulation, and accepted into the county system under the offers of dedication.

Bee Rock Road - This road will eventually be improved to Recreational Collector Standards as part of Lakeview Drive.

Running Deer Road - The northern section of this road will become a portion of Lakeview Drive. The southern portion is also to be developed to Recreational Collector standards and will connect to Lime Mountain Road.

Heritage Ranch collectors - There are several collector roads, proposed and existing, which will be needed to provide access to the various development clusters. Heritage Ranch Road is a partially constructed connection between Lake Nacimiento Resort and Heritage Ranch.

Oak Shores collectors - There are several collector roads, proposed and existing, which are to provide access to the developments. They are to be designed in loops and connected to the major arterial loop.

Local Streets

Local streets will be installed as required by the Real Property Division Ordinance and the Land Use Ordinance. Local streets within the villages should be privately owned and maintained.

B. OTHER TRANSPORTATION ROUTES

Bikeways

Lake Nacimiento Drive is a Class II Bikeway from Paso Robles to the dam. A Class II Bikeway is a "Bike Lane" located within the right-of-way of the road at the edge of the vehicle lanes. The recommended width of the bike lane is 5 to 6 feet, on both sides of Lake Nacimiento Drive.

Trails

Two major trail systems are identified in the planning area: the state hiking and riding trail along the Santa Lucia range and a loop trail encircling Lake Nacimiento. Both trail systems are envisioned to include periodic trailside camps, lookout points, and staging areas. The lake loop trail system could be coordinated with the alignment of Lakeview Drive along much of its route. A network of local trails serving commercial, residential, and recreational areas both in rural areas and within the village areas should be established on public lands and within acquired easements. This local trail network should interconnect with the two major trail systems.

Airport

The 1974 Oak Shores Specific Plan proposed an airport with 3,000 foot runway in the northerly portion of the development. If such a facility is constructed, the county Airport Land Use Commission should initiate preparation of an airport land use plan for the airport, and should define the area covered by the Airport Review combining designation.

C. PLANNING AREA CIRCULATION PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the county should be based on consideration of community needs and substantial community support for the program and its related cost.

The following circulation programs for the Nacimiento planning area are grouped under general headings indicating a community or other location where they each apply.

Areawide.

1. **Off-Road Vehicle Access.** The county should not create or improve any public access which would allow or encourage use by off-road vehicles.
2. **Road Improvements - Lake Nacimiento Drive.** The county should improve Lake Nacimiento Drive from Paso Robles to Interlake Road to the arterial standard.
3. **Funding Road Improvements.** Improvements to Lake Nacimiento Drive and Interlake Road should be financed by user-revenues obtained through an assessment district of the existing county service areas (or the consolidated county service area recommended under Planning Area Service Programs), or from a financial pool maintained by the developers.

4. **Scenic Highway.** The county should retain Interlake Road as a designated state scenic highway.
5. **Trails.** In areas where there is interest in establishing equestrian trails, the county should work with equestrian groups, property owners, and agriculturalists to determine if rights-of-way may be secured to serve this need while respecting adjacent uses and ownerships.

Running Deer Ranch. The following program applies only to the Running Deer Ranch area of South Shore Nacimiento.

6. **Road Improvements.** The county Public Works Department should work with property owners to acquire offers of dedication for undedicated portions of Running Deer Road, and construct the road to collector standard.

CHAPTER 5: RESOURCE MANAGEMENT

The primary purpose of the Resource Management System (RMS) is to provide an alert process for a timely identification of potential resource deficiencies so that sufficient lead time is allowed for correcting or avoiding a problem. This chapter initiates the RMS by summarizing assessments of the major resources of water supply, sewage disposal, schools, and road capacity. In conjunction with those assessments, population thresholds have been estimated for three levels of severity for each resource. Since population thresholds are estimates, however, changes in population growth, resource consumption or other factors may change the estimated thresholds. Data developed for this report will be reviewed and up-dated annually as part of the general plan review process.

Resource capacity information is included in this area plan to support ongoing review of needs for capital programs and providing information to the public on the status of county resources. This information is not to be used for reviewing individual development proposals or their consistency with the general plan. The use of Land Use Element resource capacity information by the county to evaluate development proposals can only occur through separate hearings and enactment of ordinances outside of the general plan. (An explanation of this procedure is in Part I of the Land Use Element (Framework for Planning), Chapter 4.

The resources that appear to be experiencing deficiencies are summarized in Table D. Verification of the level of severity will occur after public hearings and Board of Supervisors action to certify the documentation on which these assessments are based.

A. WATER SUPPLY

With the exception of the western-most portion of the planning area located along the western slopes of the Santa Lucia Mountains, the planning area is located in the Lake Nacimiento watershed, which also extends north into Monterey County. The majority of the planning area overlays non-water bearing geologic formations. Groundwater is generally of poor quality and is found in limited quantities in localized basins. Without adequate groundwater to support development, the lake must serve as the primary source. At the time of its construction, the lake was also envisioned as a potential source of domestic water for many communities in San Luis Obispo County.

Of the county's 17,500 acre-feet per year entitlement to Nacimiento water, the Board of Supervisors has reserved 2,365 acre-feet for use in the Lake Nacimiento area, apportioned as follows:

Oak Shores	1,100 acre-feet/year
Heritage Ranch	1,100
Miscellaneous Users	165

As noted in Chapter 3, the Land Use Element uses 0.344 acre-feet/unit/ year as the projected water consumption rate to determine the number of potential residential units that could be developed at Heritage Ranch (0.029 acre-feet/unit/year for recreational vehicle units), and 0.61 acre-feet/unit/year for Oak Shores. These consumption rates would thus allow for a maximum of 4,000 units at Heritage Ranch and 1,786 units at Oak Shores. The 1,100 acre-feet of water allocated to each of those major projects would result in approximately 9,360 people at Heritage Ranch at full use of the water supply; 4,144 persons at Oak Shores (assuming 2.3 persons/unit).

TABLE D			
RESOURCE SEVERITY LEVELS & POPULATION THRESHOLDS NACIMIENTO PLANNING AREA			
OAK SHORES VILLAGE AREA			
Affected Resources	Level of Severity I	Level of Severity II	Level of Severity III
Water Supply	1,957	2,312	4,144
Water System ²	1,112	1,314	1,993
Sewer System	563	612	928 ⁸
Schools-Elementary ⁵ -Secondary ⁶	705 -	833 -	1,264 604
Roads (L. Nacimiento Dr.)	-	-	604 ⁷
HERITAGE VILLAGE AREA			
Water Supply ³	4,419	5,221	9,360
Water System	1,553	1,853	2,784
Sewer System Heritage Ranch Lake Nacimiento Resort	2,813 -	3,058 -	4,640 ⁹ -
Schools-Elementary ⁵ -Secondary ⁶	705 -	833 -	1,264 604
Roads (L. Nacimiento Dr.)	-	-	604 ⁷

Notes:

1. Based upon permanent occupancy at 8% annual growth. Population estimates based on 2.3 persons per household.
2. Existing water system serves only existing recorded lots (853).
3. Does not include Lake Nacimiento Resort.
4. Lake Nacimiento Resort at Level III (approximately 180 campsites) until a system is constructed to meet Regional Water Quality Control Board requirements.
5. Estimated population of the Nacimiento planning area that could lead to full utilization of remaining classroom capacity in the San Miguel Elementary School District.
6. Level III is existing population until new high school facilities are completed in Paso Robles.
7. Estimated existing permanent population in planning area.
8. Existing treatment plant has capacity for approximately 400 dwelling units.
9. Existing treatment plant has capacity for approximately 2,000 dwelling units.
10. Existing water system has capacity for approximately 1,200 dwelling units.

B. SEWAGE DISPOSAL

Sewage disposal needs of the rural portions of the Nacimientto planning area are served by septic tank disposal systems. Oak Shores and Heritage villages are served by sewage treatment facilities within each village.

The Oak Shores sewage treatment plant has a present capacity of 100,000 gallons per day. At present flow rates, the existing plant has a capacity for approximately 400 dwelling units or an equivalent population of approximately 928. Expansion of development at Oak Shores beyond that level will require future construction of new sewage treatment plant and disposal facilities.

The Heritage Ranch sewage treatment plant has a capacity of approximately 400,000 gallons per day. At present flow rates the plant has capacity for approximately 2,000 dwelling units or 4,640 people. Additional capacity will have to be provided in order to meet the needs of the potential 4,000 units in Heritage Ranch.

Lake Nacimientto Resort (LNR) is included within the Heritage Village Reserve Line. The LNR Specific Plan was approved with the requirement that a sewage treatment plant and disposal facilities be constructed. At buildout, LNR would have 1,252 overnight units (including cabins, RV sites and tent camps) and 258 day use units. The overnight units are the major concern in relation to sewage disposal facilities. There are presently about 180 campsites developed and the sewage is collected in holding tanks for later disposal. For this reason, Lake Nacimientto Resort is considered to be at Level of Severity III for sewage disposal. No further development should be allowed until the project meets the requirements of the Regional Water Quality Control Board.

C. SCHOOLS

Most of the Nacimientto Planning Area is located within the Paso Robles Joint High School District. The western-most portion of the planning area is included within the Coast Joint Union High School District. No schools are located within the planning area; elementary students attend school in Paso Robles or San Miguel, secondary students attend junior high and high school in Paso Robles and high school in Cambria. Bus transportation is provided.

The Nacimientto Planning Area contributes only a very small portion of the total enrollment to the Paso Robles Joint High School District and the Coast Joint Union High School District. The more rapid growth rate in other portions of the district will have greater impact on the district facilities; however, residents of the planning area will also feel the effect of diminished school capacities. The data in the Salinas River area plan resource management chapter, indicates that a Level III problem exists for all school levels in Paso Robles. Assuming completion of the new Paso Robles High School in the next 18 months, the district will no longer be experiencing any level of severity in the secondary grades. The new high school however, will not ease the Level III conditions in the elementary facilities.

Future growth in the Nacimientto Planning Area could have a more substantial effect on school facilities if residents become more permanent rather than seasonal. The San Miguel Unified School District has recently petitioned the Board of Supervisors to acquire title to the school site reserved in Heritage Ranch. The population threshold level for elementary schools is based on the assumption that 70 percent of future homesites will be permanent residences, with approximately 7 percent of the population being elementary school age (K-8) and approximately 3.8 percent being secondary school age (9-12).

D. ROADS/CIRCULATION

Nacimient Drive and Interlake Road are the major corridors providing access to and through the planning area. The primary concern has been with the adequacy of Nacimient Drive to handle the large volume of recreational traffic into the area.

The capacity of Nacimient Drive is estimated to be approximately 6,000 - 8,000 average daily trips (ADT) (Source: Regional Transportation Plan studies). Traffic counts indicate the traffic volume to presently be approximately 1,600 - 2,700 ADT, or about 1/3 of the roadway capacity. However, significant problems are associated with the peak-period congestion during summer holiday weekends including extremely slow traffic and numerous accidents.

If development occurs to the levels projected for Oak Shores, Heritage Ranch and Lake Nacimient Resort, the traffic levels could reach as high as 70,000 ADT, far above the roadway capacity. Based on permanent residents, Lake Nacimient Drive could be expected to reach maximum capacity when the planning area population reaches approximately 2,500. However, because of the peak seasonal population already experienced, the roadway is estimated to be at Level of Severity III. More detailed traffic studies should be undertaken to develop a program for road improvement as recommended in Chapter 4 (circulation programs).

CHAPTER 6: LAND USE

The LUE official maps separate the planning area into land use categories, which define regulations for land uses, density and intensity of use. Land use "programs" at the end of this chapter recommend actions by the county or other public agencies. Article 9 of the Land Use Ordinance (Chapter 22.102 - Nacimiento Planning Area) contains development standards related to the land use categories to assist in guiding planning area development. Standards define actions required for new development to achieve consistency with the general plan.

Table E summarizes the acreage for each land use category in the Nacimiento planning area.

A. RURAL AREA LAND USE

Rural Lands

Except for the western-most portion of the planning area, most of the outlying portions of the Nacimiento planning area have been classified on the land use map as Rural Lands. Steep slopes, remoteness and heavy chaparral are common in the areas designated Rural Lands. While some of those areas are used for limited grazing, they more importantly serve as a watershed for Lake Nacimiento. A few areas in the steepest portions of the Santa Lucia Range are included in the Rural Lands category and are within the coastal watersheds. Other Rural Lands in the planning area are less rugged, but poor soils and lack of water limit agricultural activities; parcels remain in large ownerships and have not experienced any substantial development.

Future uses in this land use category should minimize vegetation removal and soil erosion that would cause degradation of lake water quality and accelerated eutrophication of the lake. Rural Lands should remain low intensity in character, with development of any sort being designated to minimize impacts. Development of widely dispersed rural residences and non-intensive recreational activities such as dude ranches, camps, seasonal cabins, and hunting clubs are appropriate where adequate water is available for both domestic use and fire protection. Several Bureau of Land Management parcels are found within this land use category. These should remain in public ownership and plans for passive recreational use formulated by the BLM.

Agriculture

The majority of the planning area along the western slopes of the Santa Lucia Mountains is designated Agriculture. The primary agricultural uses are grazing and dry farming.

Most properties are in large holdings except in the area east of Bee Rock Road where parcels of 40 acres are common. Since the types of agricultural practices in the planning area require large acreages to be financially feasible, further divisions of property in the Agriculture category should be avoided.

TABLE E				
LAND USE CATEGORY ACREAGES NACIMIENTO PLANNING AREA (Amended 1982, Ord. 2112)				
Land Use Category	Rural Area	Heritage Village	Oak Shores	Total
Open Space	9,954	3,520	1,074	14,548
Agriculture	36,049	-	-	36,049
Rural Lands	31,334	-	-	31,334
Recreation	2,725	1,453	48	4,226
Residential Rural	2,363	1,533	-	3,896
Residential Suburban	-	-	-	-
Residential Single Family	-	1,194	421	1,615
Residential Multi Family	-	325	17	342
Office & Professional	-	-	-	-
Commercial Retail	2	71	4	77
Commercial Service	-	-	-	-
Industrial	-	-	-	-
Public Facilities	-	166	12	178
Lake Surface	-	-	-	5,400
Total	82,427	8,262	1,576	97,665
TOTAL			97,665	

Recreation

Recreation is the most important activity in the Nacimiento planning area, with Lake Nacimiento providing a recreational resource of greater than regional significance. Accordingly, this category has been applied to several parcels surrounding the lake either developed with existing recreational uses or suitable for future development of such uses. The Recreation land use category has also been applied to a small area near the county line, east of Bee Rock Road, covering the southwesterly end of Lake San Antonio; as well as to an area on the north shore of Lake Nacimiento at the end of Bee Rock Road containing a boat club and scattered residences.

The Recreation category has been applied to both public and private lands. To date, private recreational developments in the rural portions of the planning area have been boat clubs located on the lake shore. The public lands are owned by the Monterey County Flood Control and Water Conservation District and have not been developed. Other significant recreationally oriented developments in the planning area are the private communities

of Oak Shores and Heritage Ranch, and Lake Nacimiento Resort. Those developments now offer a variety of recreational activities to their residents and guests, and additional areas are proposed for future recreational uses within the village reserve lines.

Open Space

The Open Space category has been applied to much of the land owned by Monterey County Flood Control and Water Conservation District, as well as to areas previously designated as open space in the Oak Shores, Heritage Ranch and Lake Nacimiento Resort specific plans. Some of these lands are now located outside the village reserve lines. The intent of retaining these areas in Open Space is not only to preserve portions of the watershed, but to provide areas for passive recreational uses such as primitive campgrounds, riding and hiking areas and picnic areas. The north shore portion of the Lake Nacimiento Resort development is included within the Open Space category. Retaining these various areas in open space will maintain the rural and scenic qualities which make the lake such a desirable recreational facility. The location of facilities to be provided in these areas are indicated on Figure 1 and the intensity of development is discussed under "Recreational Services" in Chapter 3.

In addition to the above areas, several Bureau of Land Management parcels have been included in the Open Space category. These properties should remain under the ownership and administration of the BLM.

The portion of the Janeway property owned by Monterey County and lying south and west of the South Shore area is to be retained in public ownership. This parcel is a valuable undeveloped area proposed as a wilderness park.

Residential Rural

Lands designated Residential Rural include areas with terrain suited for such use vistas of the lake and existing concentrations of smaller parcels under fractured ownership. The only Residential Rural area in the Nacimiento planning area is in the South Shore area, northwest of Las Tablas Creek, including the Running Deer Ranch. The area is discussed in the South Shore portion of this chapter.

Commercial Retail

The only existing commercial use outside of the proposed village reserve lines is located at the intersection of Bee Rock and Interlake Roads. The site is envisioned to remain a compact convenience center of a "country store" nature, oriented toward serving the recreation visitor and the local rural population. The areas designated Commercial Retail within the village reserve lines will be adequate to meet the needs of the planning area for the foreseeable future.

The Commercial Retail category applies to approximately 3 acres located near the intersection of Oak Shores Drive and Lynch Canyon Drive at the north entrance to Oak Shores Village. Allowable uses will be limited to: food and beverage retail sales, general merchandise stores, service stations, and offices (real estate offices only), in addition to the existing gatehouse (Amended 1991, Ord. 2498).

B. HERITAGE VILLAGE LAND USE

Heritage Village is at the eastern end of Lake Nacimiento, encompassing the Heritage Ranch development and the portions of Lake Nacimiento Resort located on the south shore of the lake. Area topography includes gently rolling terrain intermixed with moderate and steep slopes. Natural vegetation varies from open grassland to oak woodland with areas of dense chaparral and oak groves. The entire village boundary encompasses a land area of approximately 2,518 acres, which includes only the portions of the Heritage and Resort ownerships planned for intensive development.

Development of Heritage Ranch was commenced in 1971 as a vacation and retirement home community with recreational and commercial facilities provided for the residents. The Land Use Element provides for substantial reduction in the extent of development originally authorized by the specific plan. Re-evaluation of county water allocations for development around Lake Nacimiento resulted in a maximum of 1,100 acre-feet a year being set aside for development of Heritage Ranch. This allocation was expected to support the development of a maximum 4,000 residential units and other non-residential uses. (Amended 1986, Ord. 2270) In 1986, the developer reduced the number of potential dwelling units further to 2,900 to reflect a more realistic development capability within the intended semi-rural character of the ranch. As a result, both the physical area within the entire Heritage Ranch village reserve line (including Lake Nacimiento Resort) and the densities proposed for specific locations have been revised. The 1972 Heritage Ranch Specific Plan has been superseded by the adoption of this Land Use Element. This Land Use Element is now the specific plan for Heritage Ranch. (Amended 1986, Ord. 2270)

To date, 1477 lots for single-family residences, mobile homes, condominiums, recreational vehicles, and twenty-acre lots have been created at Heritage Ranch. Also existing are limited commercial facilities, a marina/launch ramp area and campground, and dude ranch, recreation and equestrian centers, water supply system, sewage treatment facilities, a recreational vehicle storage area, a ball park, sales office, and fire station. (Amended 1986, Ord. 2270)

Lake Nacimiento Resort is a privately operated recreational development located in the northern portion of the village adjacent to Nacimiento Dam. The resort has been operated since 1963 under a lease with the Monterey County Flood Control and Water Conservation District, the owner of the site. The locations and types of uses in the development have been regulated by the Lake Nacimiento Resort Specific Plan, adopted by the county in 1976. While the resort lease totals 1,060 acres, only the 598 acres intended for intensive development on the south shore below the dam are included within the Heritage village reserve line. Lake Nacimiento Resort is envisioned as an intensive recreational area with a potential fully-developed capacity of 1,252 overnight units and 268 day use units. Those sites will be included in such facilities as organizational camps, recreational vehicle sites, rental cabins, equestrian camps, mixed RV and tent camps, lodges, day use facilities, launch ramps, marinas, beaches, boat storage, trails and open space. Existing facilities include two campgrounds with a total of 180 campsites, a marina with boat services, a convenience store and bar, a service station, boat and trailer storage, employee housing, parking areas, and a gate house. The resort is heavily used on a seasonal basis and the existing facilities are inadequate for meeting present demand.

The land use categories within the Heritage village reserve line (and illustrated on the village map) are derived from the land use designations of the Lake Nacimiento Resort Specific Plan and the modifications to the previous Heritage Ranch Specific Plan. Land uses and densities have been modified within the revised water allocations for lakeside development.

While the following discussion of land use issues for Heritage village is divided into land use categories, it should be recognized that a multitude of interrelationships exist between the various use areas of the village, and that the organization of the discussion does not reflect isolation of land use concerns within specific land use categories.

Recreation

This designation has been applied to all portions of Lake Nacimiento Resort located within the village area, reflecting the overall recreational orientation of the resort, and the wide range of recreational facilities and related commercial services intended to serve the public. When considering conditions needing improvement, a high priority should be assigned to expanding the existing entrance facility to the resort, to minimize the severe traffic congestion experienced at times of peak use on the entry road and Lake Nacimiento Drive.

The Recreation category is also applied to the recreational vehicle park and subdivisions, dude ranch, marina/launch ramp and campground areas, recreational vehicle storage area, the proposed organizational camps, the proposed tourist area and the various recreational facilities held in trust for operation by the Heritage Ranch Property Owner's Association. The latter include the equestrian center, three recreational centers, family and children's park, and ball park. Provision of proposed recreation areas are to be coordinated with the phasing of future development.

Open Space

Heritage Ranch developers have previously agreed with the county to retain approximately 5,100 acres in permanent open space. Recorded easements limit use of open space lands to grazing, agriculture, and passive recreation. The area within the village reserve line under the Open Space land use category is considerably less than the 5,100 acre total. The Open Space category is applied within the VRL to areas shown in the previous Heritage Ranch Specific Plan as open space or rangeland, as well as commonly-held lots in existing and planned subdivisions.

Residential Suburban

An area of approximately 1,000 acres at the north portion of Heritage Ranch is designated for larger lot development of single-family residences. Utilizing clustered land divisions, lot sizes may range as low as 10,000 square feet and high as to 2.5 acres, although an average parcel size of about 1 acre is intended. This area is designated to accommodate up to 400 dwelling units while retaining 60% of the acreage in open space use. (Amended 1986, Ord. 2270)

Residential Rural

Areas with a density of 20 acres have been designated as Residential Rural for larger acreage parcels. The sales complex for Heritage Ranch is located in this area on Lakeview Drive. The use was intended to be temporary and the facilities will ultimately be removed or converted to another use.

Residential Single Family

This designation includes: the existing 750 single family residential lots created by Tracts 424, 446, 452, and 474; the 188 mobile home lots in Tract 475; as well as future mobile home tracts and single family residential tracts. Proposed Tracts 693 and 721, two single family residential subdivisions, are also included in this land use category. All future development of lots are to be in accordance with the original conditions of approval of the subdivisions and related Conditional Use Permits.

Residential Multi-Family

Existing Tract 466 and Tentative Tract 720 are condominium projects which have been designated Residential Multi-Family. Tract 466 and 720 contain 30 existing and 60 proposed units, respectively. There are also other condominium sites proposed in the village.

Commercial Retail

This designation is applied to two locations. The first location is a site near the intersection of Lake Nacimiento Drive and the proposed extension of Heritage Road. That center will serve both tourists and residents of the lake area, and it is planned to include a restaurant, convenience stores, specialty shops, and offices and government and emergency services. The center will use an early California architectural theme. The second area designated Commercial Retail is the existing Heritage Ranch Village commercial center located along Heritage Road near the lakefront. The Heritage Ranch Volunteer Fire Company's station is presently located here but should ultimately be moved to the government and services center site on Lake Nacimiento Drive. In addition to these two areas designated as Commercial Retail, certain tourist-oriented commercial uses such as a retail store, restaurant, and motel are also planned in Lake Nacimiento Resort in the Recreation land use category (Amended 1983, Ord. 2133).

Public Facilities

Four sites within Heritage village are in the Public Facilities land use category: the Heritage Ranch sewage treatment plant; the sewage effluent disposal area for Heritage Ranch (east of Lake Nacimiento Drive); the future Heritage Ranch school site; and the sanitary landfill site east of Lake Nacimiento Drive. Future public facilities not yet assigned specific sites are noted on the combining designations map found in Chapter 7.

C. OAK SHORES VILLAGE

The Oak Shores village is located in the central portion of Lake Nacimiento's north shore, with topography ranging from gently rolling slopes in the northern portions to steep slopes elsewhere. Several natural, deeply incised streams drain across the village shoreline into Lake Nacimiento. The village reserve line includes portions of the original Oak Shores project located generally south of Tierra Redonda Mountain. These consist of three neighborhoods: the west neighborhood previously called the "tennis" neighborhood; the central neighborhood consisting of the existing recorded subdivided lots and existing marina; and the east neighborhood previously called the "commercial marina equestrian center neighborhood."

Adopted by the county in 1974, the Oak Shores Specific Plan originally provided for both attached and detached single family residential units (including the 853 existing single family residential lots), multi-family residential units and recreational vehicle lots, totaling 4,000 units for the entire community. A village/resort center, commercial and recreational amenities, and extensive open space were also included. The specific plan addressed issues of water supply, sewage disposal, solid waste, government services and facilities, special districts and land use. Anticipated land uses at Oak Shores have been significantly reduced by the Land Use Element. The reductions in Oak Shores development potential are primarily adjustments in the village boundary to exclude the large areas in the northern portions and Lynch Flat area which have remained undeveloped since initiation of the project. The resultant total number of dwelling units planned at Oak Shores would be 1,786 instead of the 4,000 originally proposed.

The village is 1,576 acres in area, with 853 single family residential lots and a marina activity center presently existing in the central neighborhood. Since the beginning of construction in 1969, Oak Shores has been envisioned as a leisure community of vacation and retirement homes with varied recreational opportunities. The village reserve line encompasses areas proposed for development as well as the open space lying between those areas.

In order to determine the remaining development potential in the east and west neighborhoods the acreage of the development clusters has been pro-rated between the two neighborhoods. Of the potential maximum 933 units remaining to be developed (1,786 minus 853 existing) the easterly portion represents approximately 55% of the development potential and the westerly portion approximately 45%. On this basis, there is a potential maximum of 528 units in the east neighborhood and 405 units in the west neighborhood (see Figure 3).

Open Space

Open space lots within the existing tracts (Tracts 378 thru 381) were created to help preserve the rural character of the area and to provide natural areas accessible from most of the lots. The open space lots are primarily in natural drainage channels and are required to remain in open space as a condition of the subdivision approvals.

Areas within the village boundary designated in the Open Space land use category are lands proposed for permanent open space. The development potential of these lands has been transferred into the designated development clusters. The only developments allowable in this land use category are hiking and riding trails, and a sewage effluent spray irrigation disposal area in the northern portion of the village. A portion of the originally planned spray irrigation site was authorized for use as a temporary office facility, to be removed when the property owner proposed residential development on other portions of the ownership, when the Oak Shores Community Association constructs any additional structures, or when the commercial center begins development.

Recreation

Areas designated in the Recreation land use category include a tennis center, an equestrian center, several parks, and four commercial marinas along the shoreline. Individual recreation centers will be integrated into each neighborhood with such facilities as a swimming pool, game courts, meeting hall, etc., to meet neighborhood needs.

A small parcel known as the Cal Shasta property is located on the shoreline south of the most southerly cluster of single family residences in the west neighborhood. Development of this parcel should be confined to single family homes, but the units should be transferred into the residential cluster immediately to the north when it develops. The parcel should then be secured as permanent open space by an open space easement.

Residential Single Family

Undeveloped single family areas shown on the land use map may be proposed for development with either low or medium density residential units. In the 1974 specific plan low density development was typified by 10,000 square feet in size. Net density in those areas was not to exceed four dwelling units per acre. The medium density areas provided for attached single family units and were to be developed with a net density not exceeding six units per acre. Under the Land Use Element, development is not limited to any particular type or density. Density will be determined through future subdivision applications, with net density in each cluster not to exceed six units per acre.

The four existing single family tracts contain 853 lots and are designed to provide open space areas adjacent to most of the lots. Most of the lots are located on ridge tops, affording vistas of the lake with drainage areas maintained in open space, thus eliminating the need for costly drainage controls. There have, however, been problems in the past with the soils in the area causing damage to some structures. Lots where unstable soils exist have been identified and a site inspection by a building inspector is required prior to any construction.

All future development of the existing lots is to be in accordance with the original conditions of approval of the subdivisions and related Conditional Use Permits. Since provisions have been made in the plan for neighborhood convenience centers and the character of the neighborhoods is to be of conventional single-family homes, no retail trade or mobile home units should be permitted.

Commercial Retail

The Commercial Retail category is applied to two areas within the Oak Shores village. The first is in the east (commercial marina equestrian center) neighborhood and would include approximately one acre of commercial uses limited to a general store and service station. The second retail area is in the west (tennis) neighborhood and would include approximately three acres of neighborhood commercial uses.

Public Facilities

Existing uses in this category include the water treatment facility located next to Tract 378, the sewage treatment facility next to Tract 381 (which presently serve Tracts 378, 379, 380 and 381), and the fire station in the existing tract area. As the village develops the water treatment plant will be expanded at its present location. However, additional sewage disposal facilities will have to be provided that meet the requirements of the Regional Water Quality Control Board.

Proposed public facilities are the alternative school site and the fire station. The school site is located at the southeast corner of the village. The fire station is to be located north of the village.

D. SOUTH SHORE

While not designated as a village in the Land Use Element, the South Shore area of Lake Nacimiento is discussed separately from the rural portions of the planning area so that its localized land use issues can be addressed. The extent of the South Shore area is shown on Figure 2.

The South Shore encompasses approximately 10,900 acres, bounded by the Las Tablas Creek arm of the lake on the east, Pebblestone Shut-In along the Nacimiento River on the west, and extending from the lakeshore to Lime Mountain Road on the south. The area is characterized by properties ranging in size from several hundred acres to as small as three acres, in both public and private ownership. In addition to individually-owned parcels, there are three "boat clubs" (Cal-Shasta, Tri-Counties, and South Shore Village Club) which consist of individual home or trailer sites in common ownership with surrounding acreage, used primarily on a vacation home or weekend basis. Because many properties in the South Shore area are remote from public services and facilities, have difficult access, questionable water supplies, and many land divisions in the area often appeared to be premature and speculative in nature, the parcelization which has occurred in the past several years has created substantial concerns. There has also been concern regarding possible adverse environmental impacts on the lake and its watershed due to haphazard development patterns.

In an effort to resolve some of the problems resulting from existing development and to provide guidance for the future development of South Shore, a "Community Design Element" was to be prepared for the South Shore, to be a part of the Nacimiento/San Antonio General Plan. The points to have been addressed and studied have now been considered in developing the policies of the Land use Element, and include the following:

1. Circulation - adequate roads to provide access to the many ownerships, as well as an overall circulation plan for scenic roads, major and minor roads, riding and hiking trails; public vs. private roads.
2. Public access to the lake.
3. Provision of open space.
4. Appropriate development densities.
5. Establishment of definitive criteria against which future land divisions can be evaluated, i.e., the division of land using the cluster concept vs. the conventional lot split approach.
6. Inventory of the natural features of the study area, i.e., slopes, vegetation, drainage, geologic and soil hazard areas, etc.
7. Disposal of solid waste.
8. Development of adequate public facilities, i.e., boat launch.
9. Provision of water and sewage disposal systems.
10. Implementation techniques - how to involve local property owners on an equitable basis; development of a County Service Area, zones of benefit, assessment districts, property owners association, etc.

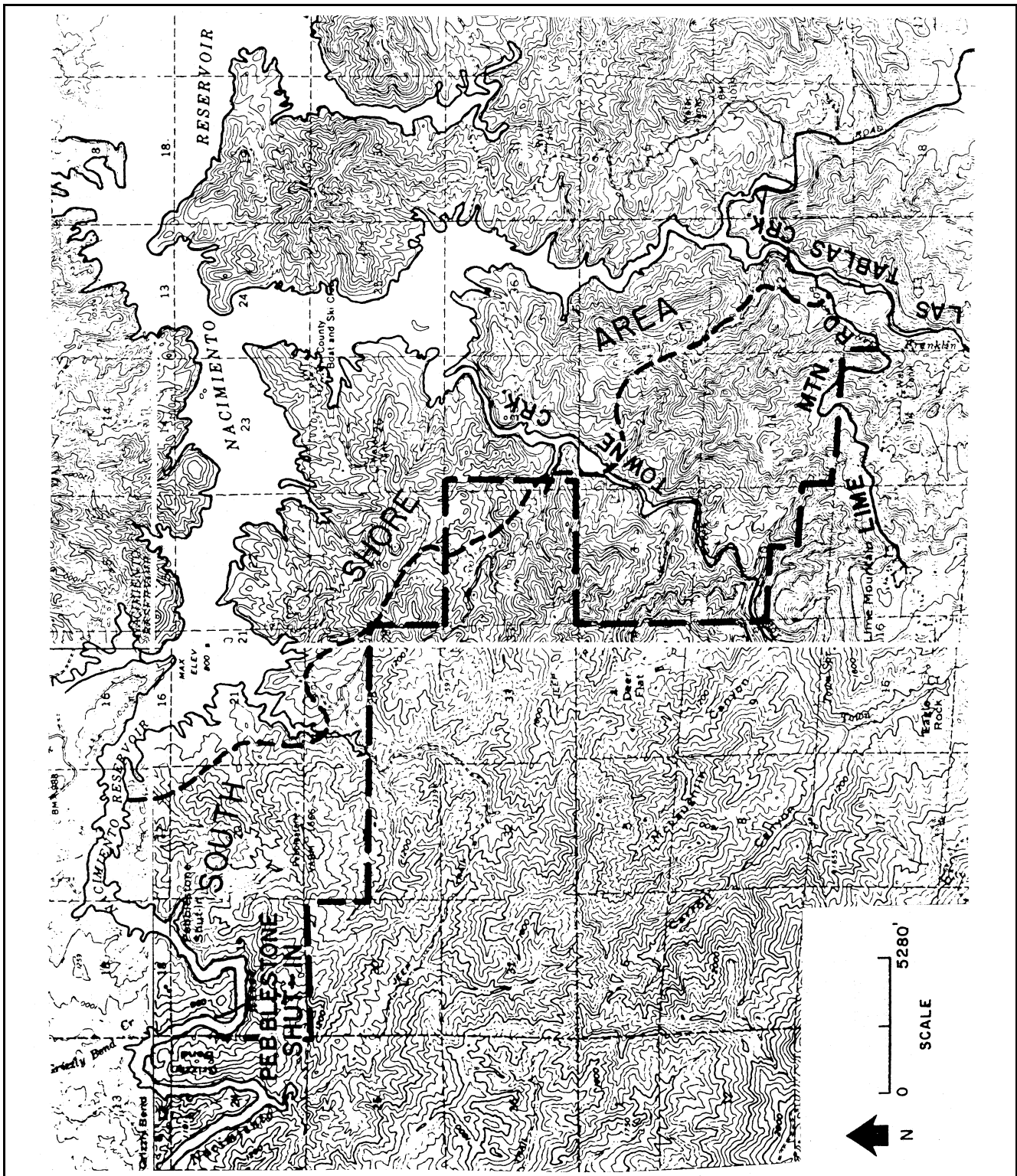
Open Space

The Open Space category is applied to land owned by Monterey County Flood Control and Water Conservation District along the southwesterly edge of South Shore, west of Running Deer Ranch (generally referred to as the Janeway property). This area should be retained in public ownership as part of a wilderness park.

Recreation

The private boat clubs have approved land use permits allowing up to 247 units consisting of cabins and travel trailers, boat storage facilities and launching ramps. Each of these developments has their own water supply and sewage disposal systems. These developments are not proposed for expansion.

In the central portion of the South Shore area there are several hundred acres on the lake shore that are owned by Monterey County. These properties are proposed for development of fully equipped campgrounds, group camps and picnic areas, as shown on Figure 1 in the discussion of "Public Recreational Services". The development criteria for these facilities (densities, size of sites, etc.) is found in Table C and the level of development is to be determined through the approval of Conditional Use Permit applications.



The public recreation areas are proposed to be accessible by automobile over roads connecting to Lakeview Drive. These access roads need to be improved and offers of dedication recorded so as to insure continued public access and so that they may be accepted into the county maintained system. Since the roads pass through and serve both public and private properties, the costs of upgrading the roads should be borne by both the public and private owners through the creation of a zone of benefit administered by a County Service Area.

Development of these properties should provide public facilities and lake access, but the developments must also be carefully designed to preserve the natural characteristics of the area. These recreation areas should also be managed by a public agency and if Monterey County proposes to sell the land it should be only to public agencies. Since water resources are the major concern in the planning area, the water needed for development of these properties should come from Monterey County and should not be considered part of San Luis Obispo County's 17,500 acre-feet entitlement. If Monterey County should sell these properties they must first reach an agreement with San Luis Obispo County regarding a continued water supply for these properties.

Residential Rural

Areas designated Residential Rural consist of two sub-areas: the area north of Towne Creek, containing parcels ranging from five to forty acres in private ownership; and Running Deer Ranch, a seasonal use subdivision lying south of Towne Creek, characterized by scattered development of its 5 to 120 acre parcels.

As indicated in Chapter 4, this area has substantial access problems. Lack of agreement between Monterey and San Luis Obispo counties on the alignment and improvement of the road where it passes through land owned by Monterey County has prevented improvement of the route.

A study of soils in the South Shore area indicates that some properties could present problems if septic systems are used. Either all or a combination of the following problems exist in the area (see the Water Quality Control Plan Report, Central Coast Basin, State Water Resources Control Board, 1975).

1. Soils with a percolation rate of more than thirty (30) minutes per inch of fall.
2. Property has over twenty percent (20%) average slope.
3. Soil depth will not allow a distance of eight feet from the bottom of the leaching system to bedrock or an impermeable strata.

Whenever such conditions exist, the Building and Construction Code requires that septic systems be designed and certified by a registered engineer. Percolation tests and test borings should be required to determine if poor soil conditions exist at proposed septic system sites. Some existing lots will not meet County requirements for septic systems. To avoid potential contamination of a domestic water reservoir, a community or package sewage treatment plant should be required before these lots can be developed.

All land divisions in the South Shore area should make maximum use of cluster division methods with emphasis on locating the best areas for septic system use, providing coordinated interior streets and establishing common recreation or open space areas. Since many of the properties in the South Shore area also lack access to the lake, provision of adequate lake access by trail easements, roads, or common open space areas should be accomplished at the time land division occurs (as provided for in Section 66478.12 of the Government Code (Subdivision Map Act)) as may be amended from time to time).

In the area north of Towne Creek there are approximately three dozen existing parcels in the range of Residential Rural lot sizes (20-5 acres); remaining properties are in single ownership of approximately 40 acres. This entire area is quite steep; most areas exceed 30% slopes and only a small proportion having slopes of less than 20%. Many of the existing smaller lots have been created in the steep slope areas. Owners of these lots should be encouraged to consolidate their holdings for a resubdivision through the cluster method. In this way the building sites can occur on slopes of less than 20%, improved public roads can be installed and a sewage collection and treatment system installed to serve the residential clusters.

The Running Deer Ranch area is the most highly fractured portion of the South Shore area. It has been subdivided to the point that it appears unlikely that adequate lake access could be achieved through future land divisions. Consequently, a lot should be acquired in Running Deer Ranch for use as a marina/launch ramp and parking facility with construction and maintenance financed by the involved property owners.

Maintenance and operation of public lake access areas should be under a County Service Area zone of benefit as discussed under "Public Recreational Services" in Chapter 3.

Rural Lands

The Rural Lands in the most northwest corner of South Shore include of large undeveloped parcels, mainly in private ownership, but with three isolated quarter sections owned by BLM and one quarter-section owned by Monterey County. The Rural Lands category is also applied to properties at the southwest edge of South Shore, west of Running Deer Ranch, and also on a large parcel lying between the shoreline and Running Deer Ranch at the southeast corner of the area. Much of this area is steep, brush-covered terrain lacking good access from Lakeview Drive. These lands provide some limited grazing, but more importantly serve as a water shed for the lake. Future uses must not contribute to vegetation removal soil erosion that could adversely impact the quality of lake water. Low intensity development of rural residences and non-intensive recreational activities such as dude ranches, camps, seasonal cabins and hunting clubs are appropriate where adequate water can be provided for domestic use and fire protection. Septic tank disposal systems can be utilized if they meet the criteria noted under "Sewage Disposal". The publically owned parcels should remain in public ownership and uses limited to only passive recreational activities.

E. PLANNING AREA LAND USE PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the county should be based on consideration of community needs and substantial community support for the program and its related cost.

Land use programs for the Nacimiento planning area are grouped first under names of communities or rural areas, and then under land use categories or other location headings to identify specific areas where they each apply.

RURAL AREA PROGRAMS

The following programs apply to portions of the Nacimiento planning area outside of village reserve lines, in the land use categories listed.

Areawide

1. **Agricultural Preserves.** The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.

South Shore. The following programs apply only on the south shore of the lake (see Figure 3-2 and the area plan land use map to locate the south shore area).

Open Space

2. **Wilderness Park.** The county should work with Monterey County Flood Control and Water Conservation District to develop plans for a wilderness park with appropriate passive recreational uses.

Recreation

3. **Public Lands.** The county should work with other affected agencies to prepare implementation plans delineating compatible uses, levels of activities, and appropriate levels of service for public lands within the Recreation land use category.

Residential Rural

4. **North of Towne Creek.** The county should encourage consolidation of separate holdings through the use of cluster development methods to locate the best areas for septic system use, coordinate interior streets, and provide common open and lake access areas.

Rural Lands

5. **Bureau of Land Management.** Lands in BLM ownership should be retained in public ownership, and the Bureau of Land Management should work with the county to prepare plans for determining and implementing appropriate levels of passive recreational use.

VILLAGE PROGRAMS

Heritage Village & Oak Shores Village. The following program applies to all land use categories within the Heritage and Oak Shores village reserve lines.

1. **Phasing Plans.** For Lake Nacimiento Resort, the county should work with the developer and Monterey County to review and up-date the project phasing plan. For Oak Shores, the county should work with the developer and the Oak Shores Homeowners Association to review and up-date the project phasing plan. The revised plans for each project should then be included in the Land Use Element through the amendment process. (Amended 1982, Ord. 2112)

CHAPTER 7: COMBINING DESIGNATIONS AND PROPOSED PUBLIC FACILITIES

A. COMBINING DESIGNATIONS

Combining Designations are special overlay land use categories applied in areas of the county with potentially hazardous conditions or special resources, where more detailed project review is needed to avoid or minimize adverse environmental impacts, or effects of hazardous conditions on proposed projects. The following areas are subject to special combining designations. In some cases, specific standards affecting land use and development have been adopted for an area where a combining designation is applied. Those standards are found in Article 9 of the Land Use Ordinance (Chapter 22.102 - Nacimiento Planning Area) and apply to development proposals in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

The Santa Lucia Range and Foothill Areas (GSA): In the Village portion of the Planning Area those lands having moderately high and high landslide risk potential, are included in this designation. In the Rural portion of the Planning Area only those areas with high landslide risk are included. The western portion of the Planning Area and all of the Village areas are encompassed by this designation.

Nacimiento River and Canyon; Dip, Franklin, Las Tablas, Snake and Town Creeks; and Lake Nacimiento (FH): These water courses are identified as having potential flood hazards and development proposals must incorporate mitigation measures. All are natural drainage courses which should be maintained in their natural state with native vegetation and habitats retained. At Lake Nacimiento, the 800 foot elevation constitutes the lake's high water level and no habitable structures are permitted below the 825 foot elevation.

Lake Nacimiento Drive-Interlake Road SRA): The portion of this route from Chimney Rock Road northwest to the Monterey County line is an adopted State scenic highway route. All development in this corridor must be sited to minimize visual impacts.

Rocky Butte Botanical Area (SRA): This area is located along the westerly edge of the Nacimiento planning area, with portions also lying within the North Coast and Adelaida planning areas. This high ridge between Rocky Butte and Monterey County has outstanding botanical value and serves as a valuable scenic backdrop. Approximately 460 acres in the Nacimiento planning area consist of several small parcels owned by the Bureau of Land Management (BLM). These BLM parcels should be retained in public ownership as natural area and open space easements should be encouraged on privately owned portions of the area.

Tierra Redonda Mountain (SRA): A major landmark in the planning area, this broad table-top mountain encompasses approximately 1300 acres with 320 acres under Bureau of Land Management (BLM) ownership. The mountain is of outstanding ecological importance and has been given a high priority for preservation by the State Department of Parks and Recreation. Natural communities include grassland, savannah, chaparral, limestone streamside habitat, sand dunes, marshland, and the predominant oak woodland community. Several rare or endemic plant species are found here including *Baeria letalea*, *Adenostemma sparsifolium*, and others. Most of the public lands are generally designated for open space use only. Emphasis should be placed on maintenance of the entire mountain as an undisturbed ecosystem rather than several small isolated preserve areas. Use should be carefully regulated because of fire hazard problems and potential damage to fragile ecosystems.

Waterdog Creek (SRA): This remote mountainous area is located in the Santa Lucia Range near the Monterey County line. The large site includes an extensive Sargent Cypress Grove with associated flora. Approximately 1400 acres is owned by the Bureau of Land Management (BLM), but the more botanically significant portions of the site are privately owned. The BLM parcels should be retained in public ownership as natural areas with open space easements acquired on privately owned portions of the site.

B. COMBINING DESIGNATION PROGRAMS

"Programs" are non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this area plan. The implementation of each LUE program is the responsibility of the community, through the county or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the county should be based on consideration of community needs and substantial community support for the program and its related cost.

Combining designation programs for the Nacimiento planning area are grouped under other location headings to identify specific areas where they each apply.

Sensitive Resource Areas (SRA)

1. **BLM Lands.** The Bureau of Land Management should retain their parcels in the Rocky Butte Botanical Area, on Tierra Redonda Mountain and along Waterdog Creek in public ownership as natural areas.

C. PROPOSED PUBLIC FACILITIES

A principal function of the county government is to provide services in the quality and quantity needed by the population served. In this section, only public services and facilities that have a direct effect on land use (and are, or will become publicly managed) are considered. Public facilities planned for the Nacimiento Planning Area are based on the policies of many public agencies. Standards for such facilities maybe found in Framework for Planning. Future locations of public facilities proposed for the Nacimiento Planning Area are noted on the Combining Designations map.

The Public Services and Facilities Element of the Nacimiento/San Antonio General Plan proposed specific recommendations for the solution of problems related to sewage disposal, water treatment, drainage and solid waste management. The Land Use Element updates that previous document; however, the data presented in that report remains valid and is recommended for use in the planning of future facilities.

Sewage Treatment

Sewage treatment plants are proposed to serve Lake Nacimiento Resort and Oak Shores.

Solid Waste

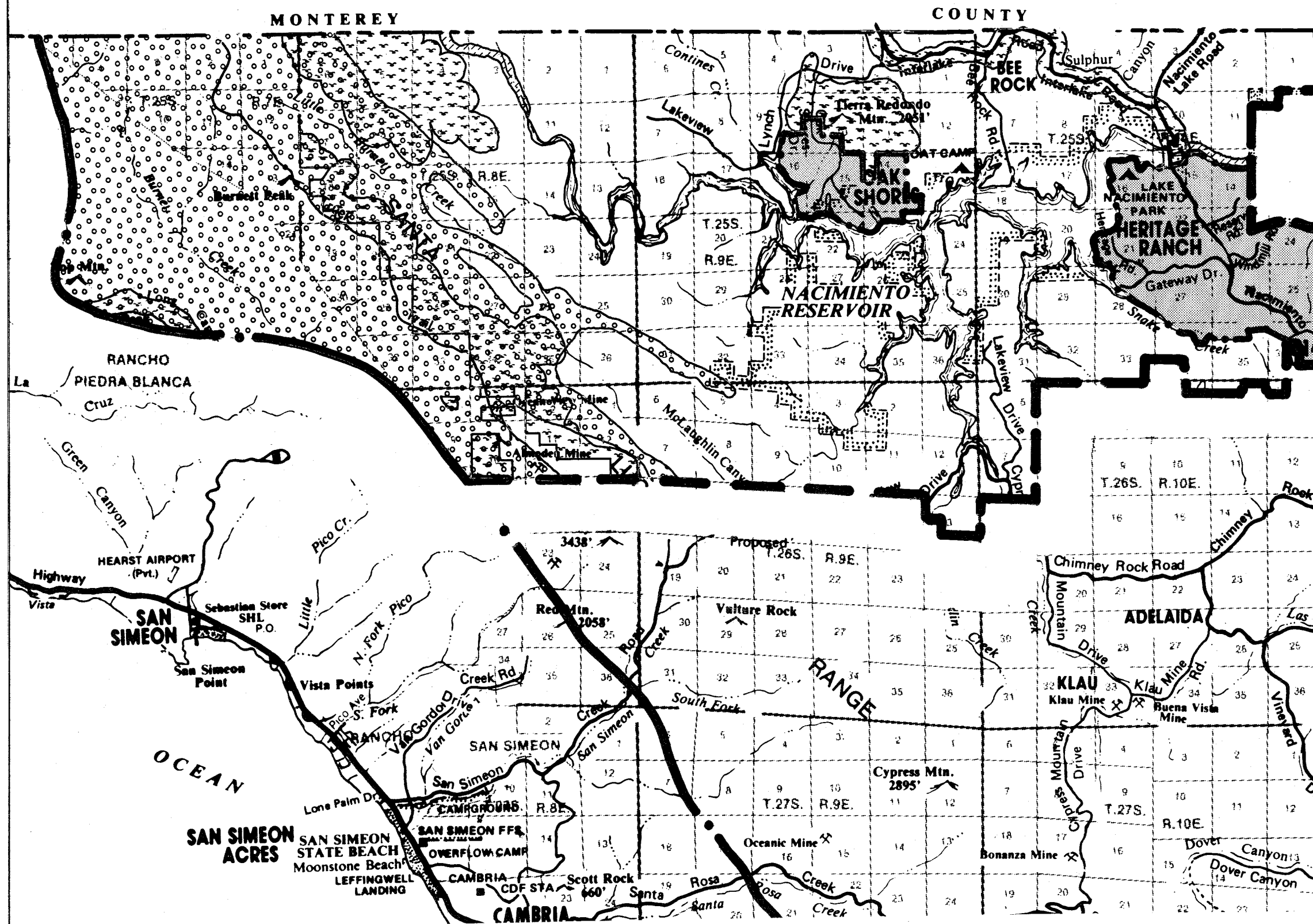
A future landfill site has been reserved in the eastern portion of the Heritage Ranch development, east of Lake Nacimiento Drive. The county owns the site. The landfill site is not centrally located for the planning area and an alternative site should be selected.

Government and Emergency Services Center

Proposed to be located near the intersection of Lake Nacimiento Drive and the future extension of Heritage Road within the Heritage village reserve line, this highly visible and accessible area would provide the visitor and residents with physical evidence of the availability of emergency services. The center would include fire, police and emergency medical services, as well as providing a central location for the administration and provision of other local government services throughout the planning area (Amended 1983, Ord. 2133).

Schools

Potential school sites are located in the two village areas. One site is reserved in Oak Shores and the county has already obtained a school site within Heritage Ranch. At present, there are no plans to build schools in the planning area. However, the site at Heritage Ranch should be redesignated after a more developable location is chosen and agreed to by the developer and the San Miguel Joint Unified School District. (Amended 1982, Ord. 2112)



LEGEND

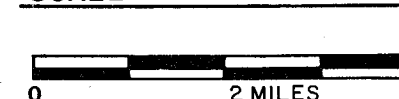
COMBINING DESIGNATIONS

	AR	AIRPORT REVIEW
	ARCH-SEN	ARCHAEOLOGICALLY SENSITIVE AREAS
	GS	GEOLOGIC STUDY AREA
	FH	FLOOD HAZARD
	H	HISTORIC
	EX	ENERGY & EXTRACTIVE AREA
	LCP	LOCAL COASTAL PLAN
	V	VISITOR SERVING AREA
	SRA	SENSITIVE RESOURCE AREA

PROPOSED PUBLIC FACILITIES

	HS	HIGH SCHOOL
	JHS	JR. HIGH SCHOOL
	E	ELEMENTARY SCHOOL
		PARK
		POLICE OR PUBLIC SAFETY FACILITY STATION
	WT	WATER TREATMENT FACILITIES
	ST	SEWAGE TREATMENT FACILITIES
	SW	SOLID WASTE FACILITIES
	GF	GOVERNMENT FACILITY
	L	LIBRARY

SCALE



NORTH



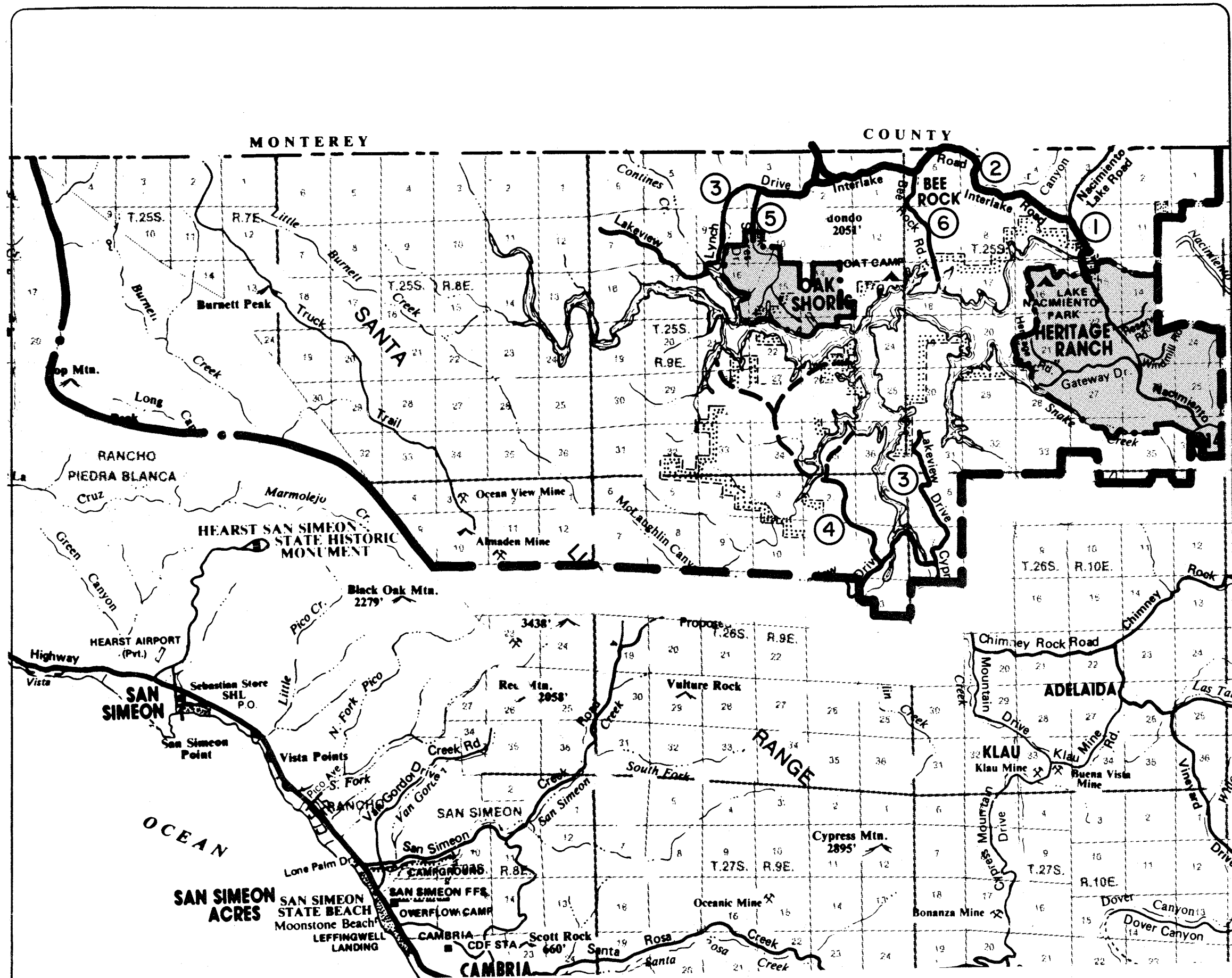
NOTE:

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NACIMIENTO

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
Revised: 9-13-90



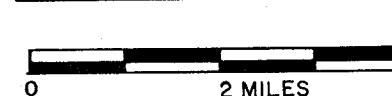
LEGEND

CIRCULATION

EXISTING	PROPOSED	
		PRINCIPAL ARTERIAL
		ARTERIAL
		COLLECTOR
		INTERCHANGE

SCALE

NORTH



ARTERIALS

1. NACIMIENTO LAKE DR.
2. INTERLAKE RD.

COLLECTORS

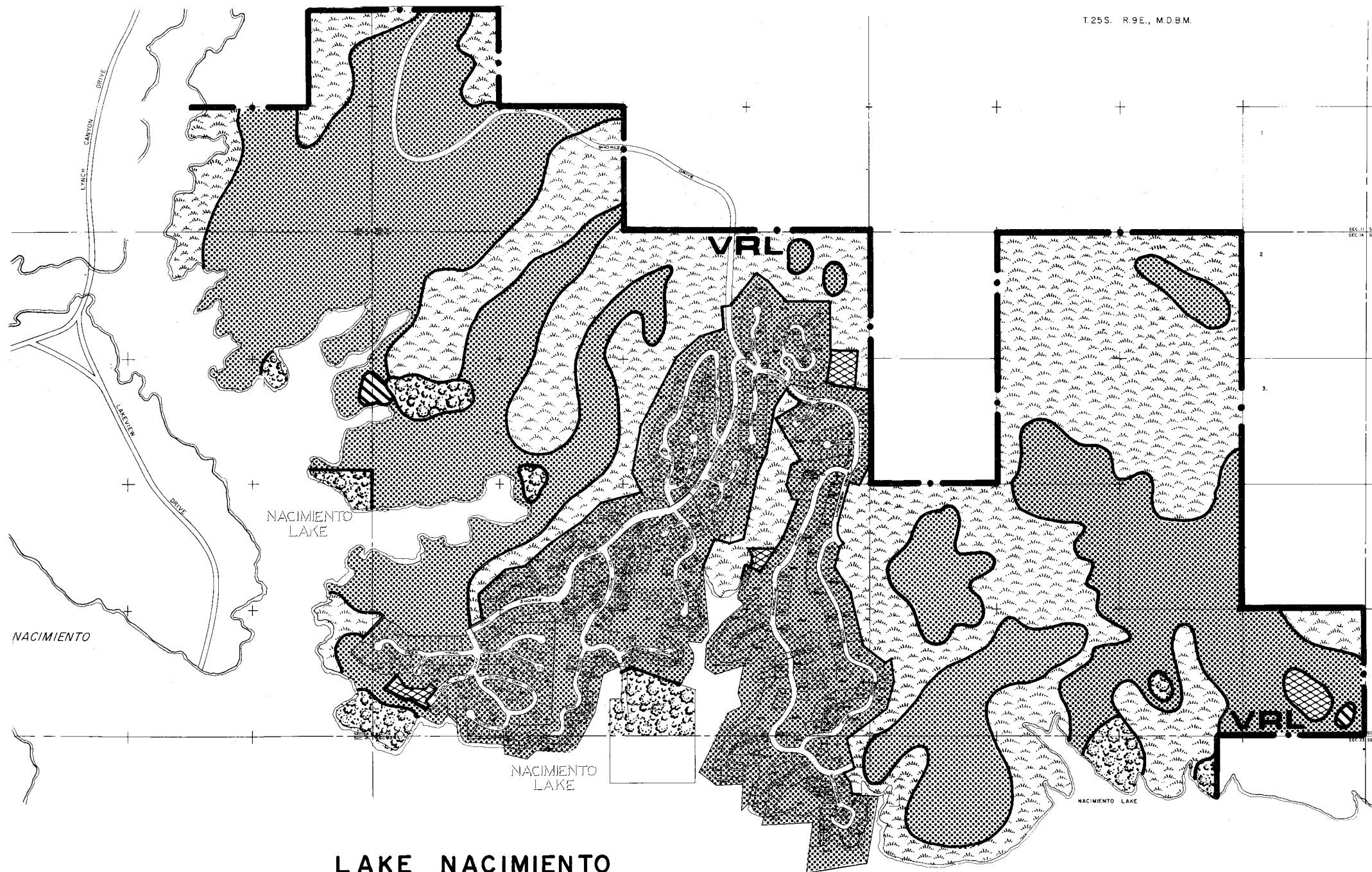
3. LAKEVIEW DR. / LYNCH CANYON RD.
4. RUNNING DEER RD.
5. OAK SHORES DR.
6. BEE ROCK RD.

NOTE: This Map Represents Official Circulation Information.

NACIMIENTO

CIRCULATION

San Luis Obispo County Planning Department
Revised: 9-13-90



LEGEND

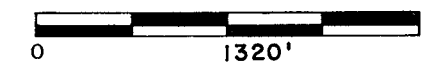
LAND USE CATEGORIES

	AGRICULTURE
	RURAL LANDS
	RECREATION
	RESIDENTIAL RURAL
	RESIDENTIAL SUBURBAN
	RESIDENTIAL SINGLE FAMILY
	RESIDENTIAL MULTIPLE FAMILY
	OFFICE & PROFESSIONAL
	COMMERCIAL RETAIL
	COMMERCIAL SERVICE
	INDUSTRIAL
	PUBLIC FACILITIES
	OPEN SPACE

BOUNDARIES

	URBAN RESERVE LINE (URL)
	URBAN SERVICES LINE (USL)
	VILLAGE RESERVE LINE (VRL)
	PLANNING AREA
	CENTRAL BUSINESS DISTRICT

SCALE



NORTH



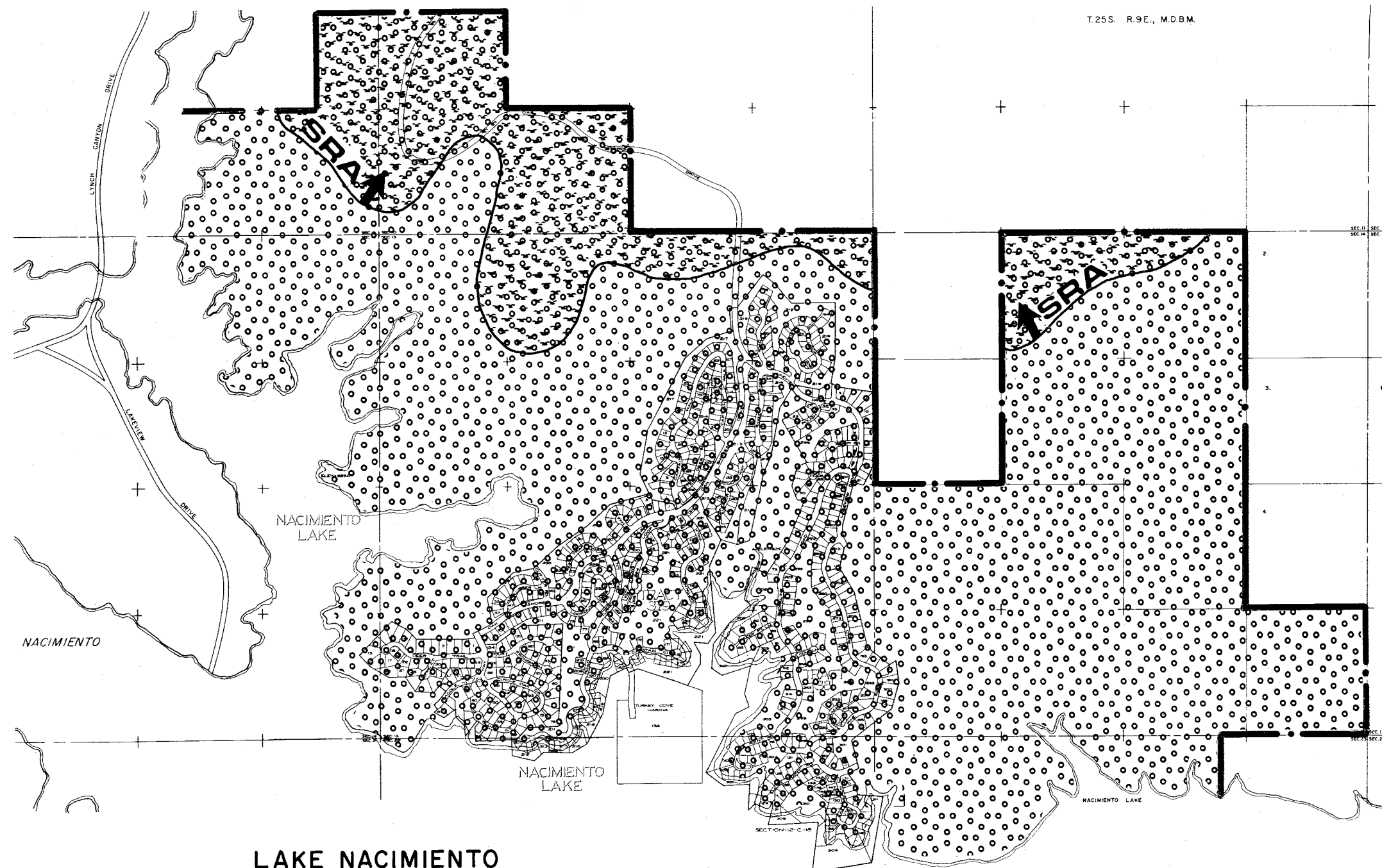
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OAK SHORES

LAND USE CATEGORIES

San Luis Obispo County Planning Department
Revised: 9-13-90



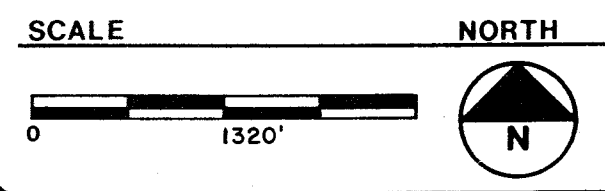
LEGEND

COMBINING DESIGNATIONS

	AR	AIRPORT REVIEW
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	GS	GEOLOGIC STUDY AREA
	FH	FLOOD HAZARD
	H	HISTORIC
	EX	ENERGY & EXTRACTIVE AREA
	LCP	LOCAL COASTAL PLAN
	V	VISITOR SERVING AREA
	SRA	SENSITIVE RESOURCE AREA

PROPOSED PUBLIC FACILITIES

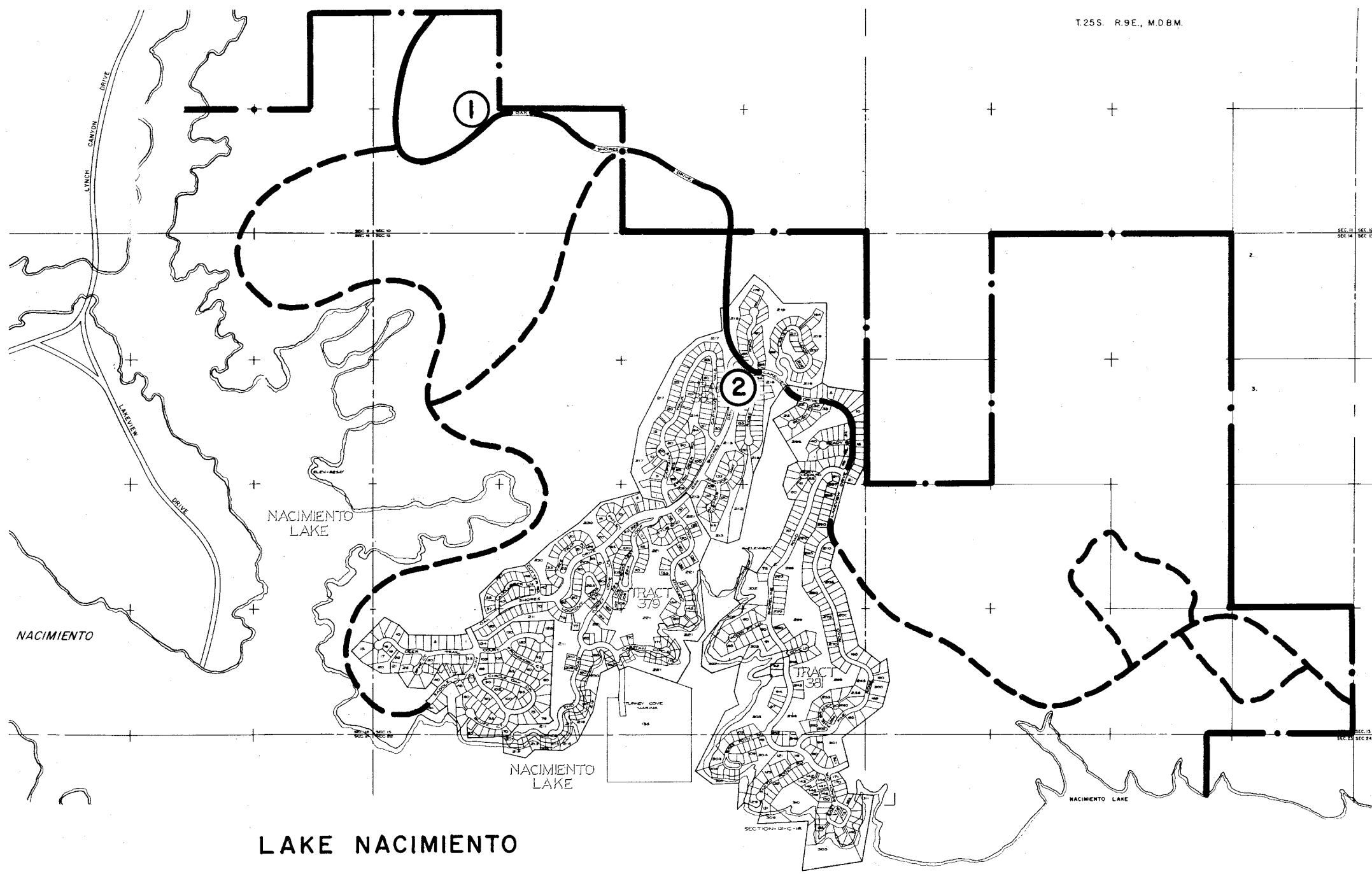
	HS	HIGH SCHOOL
	JR. HS	JR. HIGH SCHOOL
	E	ELEMENTARY SCHOOL
	PARK	PARK
	POLICE OR PUBLIC SAFETY FACILITY STATION	POLICE OR PUBLIC SAFETY FACILITY STATION
	WT	WATER TREATMENT FACILITIES
	ST	SEWAGE TREATMENT FACILITIES
	SW	SOLID WASTE FACILITIES
	GF	GOVERNMENT FACILITY
	L	LIBRARY



OAK SHORES

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
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LEGEND

CIRCULATION

EXISTING	PROPOSED	
		PRINCIPAL ARTERIAL
		ARTERIAL
		COLLECTOR
		INTERCHANGE

SCALE

NORTH



COLLECTORS

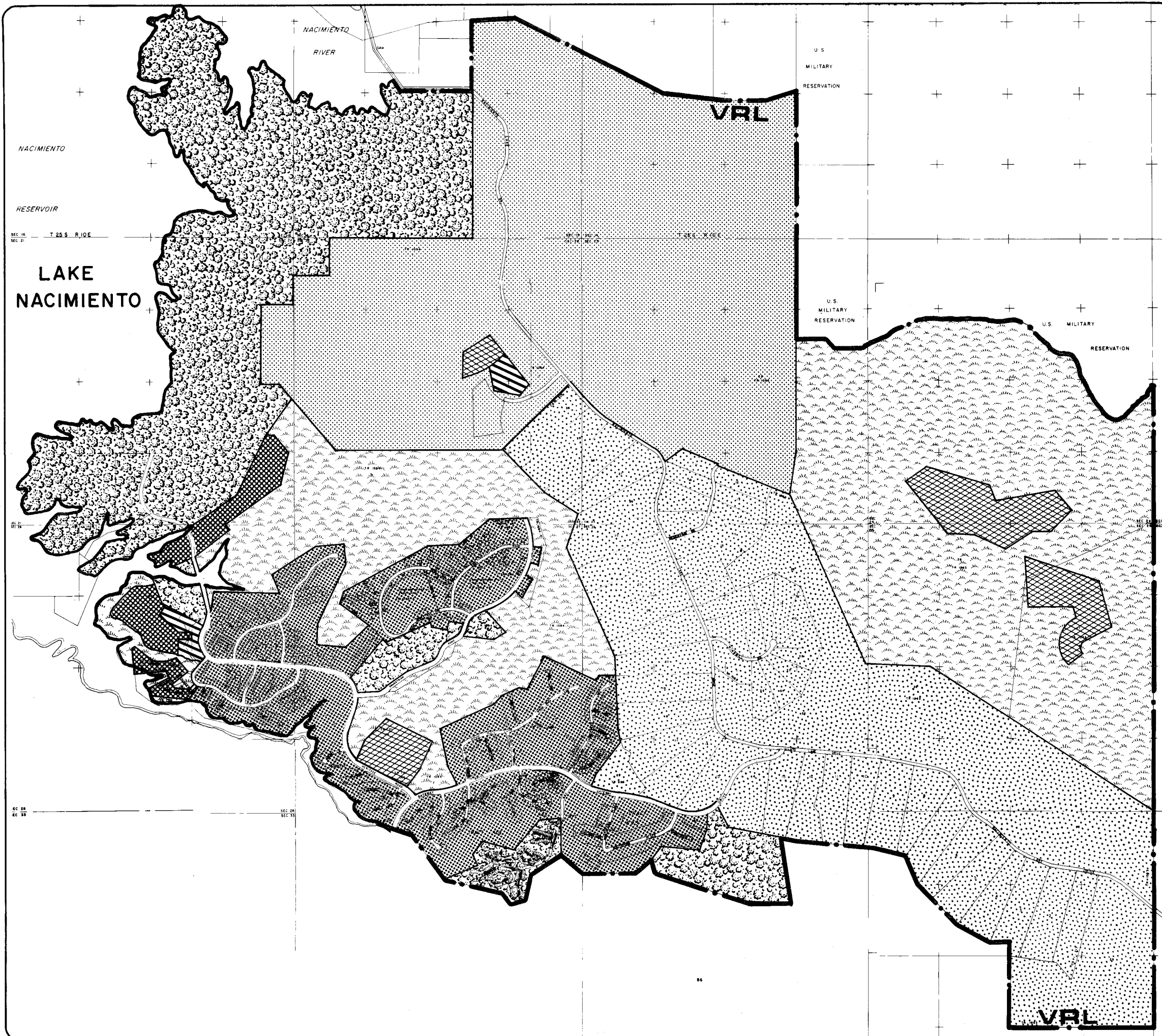
- OAK SHORES DR.
- LAKEVIEW DR.

NOTE: This Map Represents Official Circulation Information.

OAK SHORES

CIRCULATION

San Luis Obispo County Planning Department
Revised: 9-13-90



LEGEND

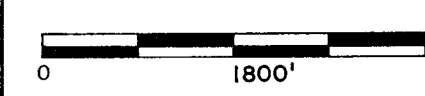
LAND USE CATEGORIES

- AGRICULTURE
- RURAL LANDS
- RECREATION
- RESIDENTIAL RURAL
- RESIDENTIAL SUBURBAN
- RESIDENTIAL SINGLE FAMILY
- RESIDENTIAL MULTIPLE FAMILY
- OFFICE & PROFESSIONAL
- COMMERCIAL RETAIL
- COMMERCIAL SERVICE
- INDUSTRIAL
- PUBLIC FACILITIES
- OPEN SPACE

BOUNDARIES

- URBAN RESERVE LINE (URL)
- URBAN SERVICES LINE (USL)
- VILLAGE RESERVE LINE (VRL)
- PLANNING AREA
- CENTRAL BUSINESS DISTRICT

SCALE



NORTH



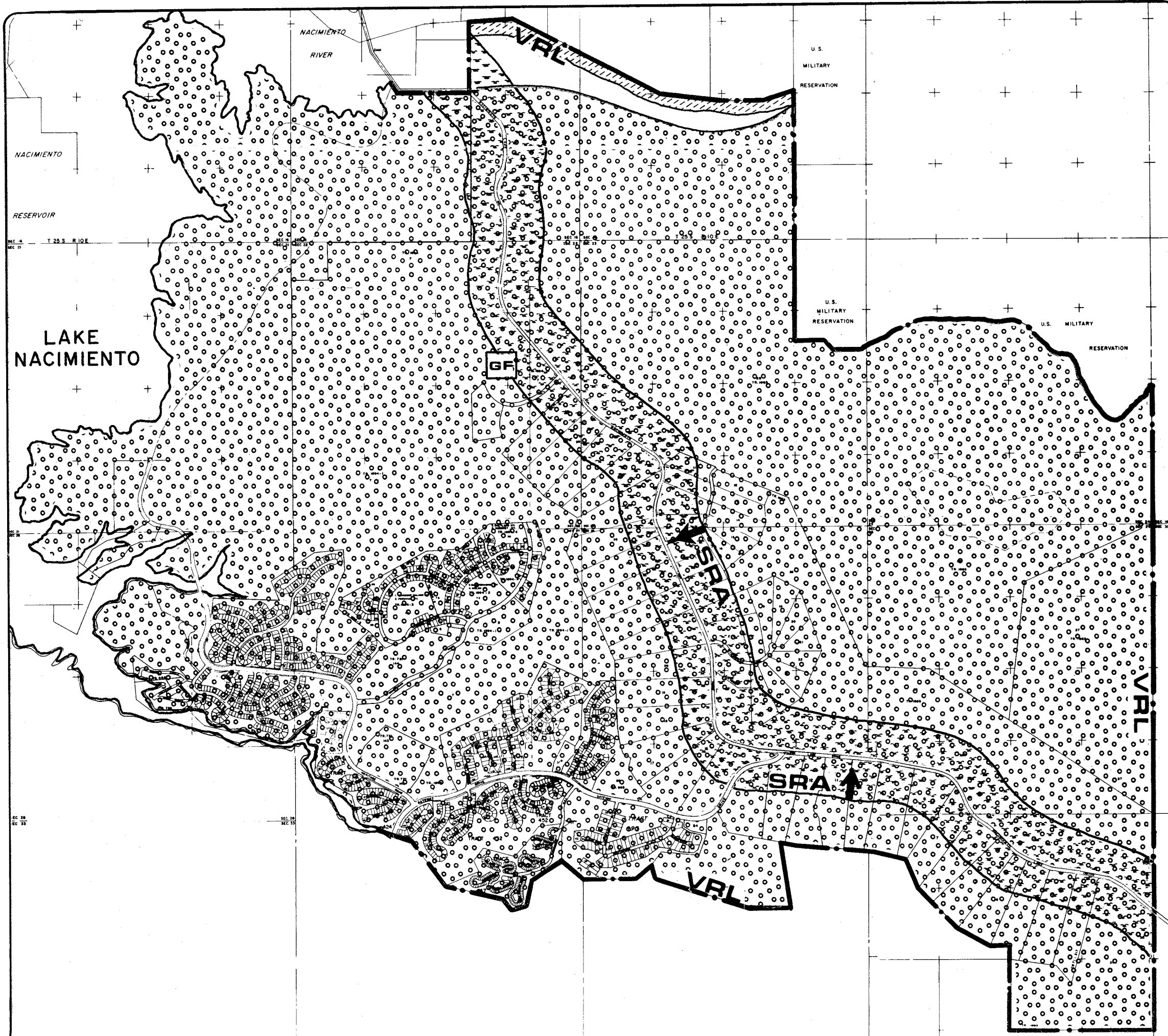
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HERITAGE VILLAGE

LAND USE CATEGORIES

San Luis Obispo County Planning Department
Revised: 9-13-90



LEGEND

COMBINING DESIGNATIONS

	AR	AIRPORT REVIEW
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	GS	GEOLOGIC STUDY AREA
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	WATER TREATMENT FACILITIES
	SEWAGE TREATMENT FACILITIES
	SOLID WASTE FACILITIES
	GOVERNMENT FACILITY
	LIBRARY

SCALE



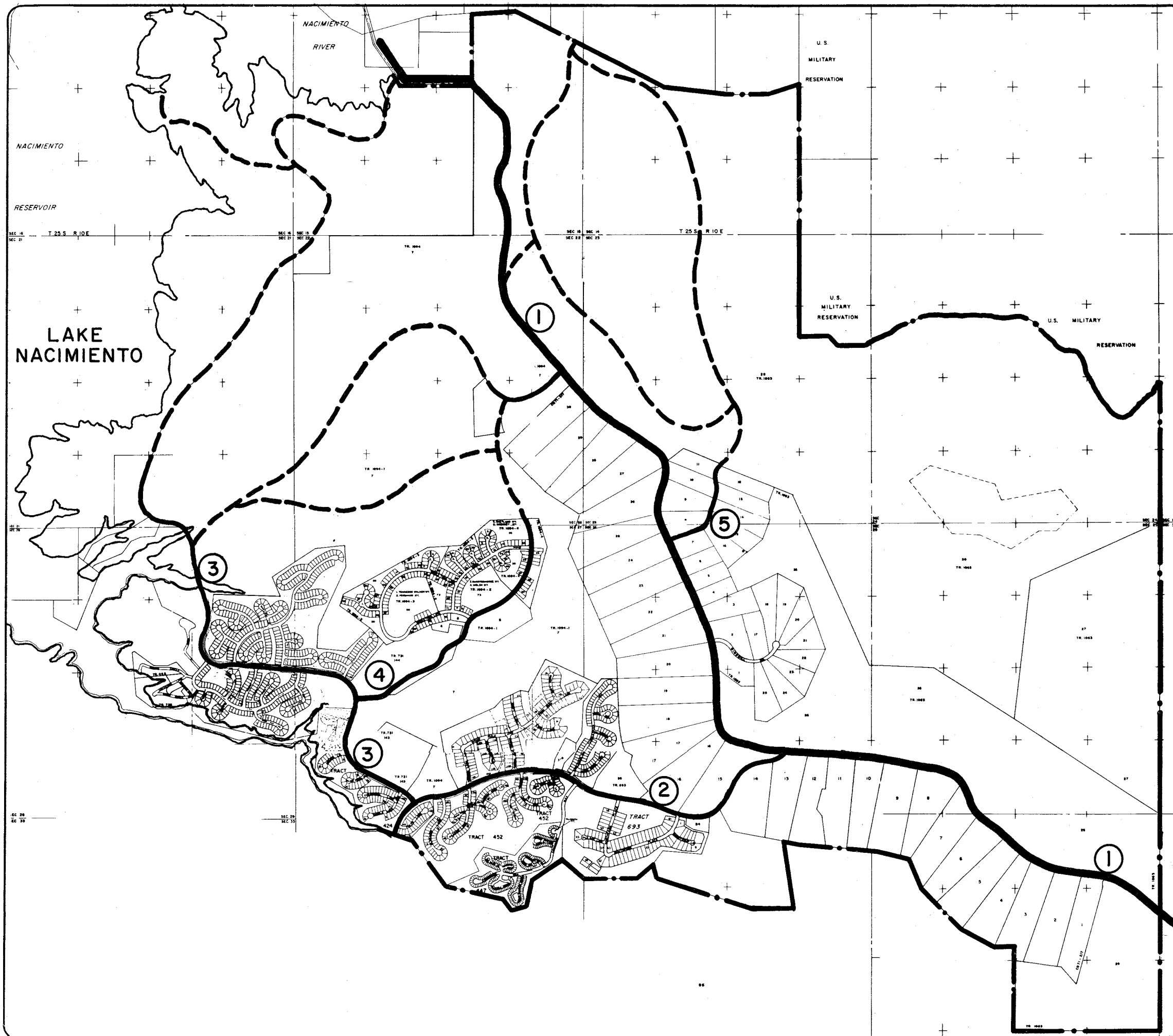
NORTH



HERITAGE VILLAGE

COMBINING DESIGNATIONS

San Luis Obispo County Planning Department
Revised: 9-13-90



LEGEND

CIRCULATION

EXISTING PROPOSED

PRINCIPAL ARTERIAL

ARTERIAL

COLLECTOR

INTERCHANGE

SCALE

NORTH



ARTERIALS

1. NACIMIENTO LAKE DR.

COLLECTORS

2. GATEWAY DR.
3. HERITAGE RD.
4. EQUESTRIAN RD.
5. RESERVOIR RD.

NOTE: This Map Represents Official Circulation Information.

HERITAGE VILLAGE

CIRCULATION

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